

695 000 €

**Contact agency**

**La Provençale La Destrousse**

RN 96 Quartier Souque Nègre

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**For sale contemporary villa**

**5 rooms**

**Surface : 125 m<sup>2</sup>**

**Surface of the living : 47 m<sup>2</sup>**

**Surface of the land : 569 m<sup>2</sup>**

**Year of construction : 205**

**Exposition : Est ouest**

**View : Jardin**

**Hot water : Gaz**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

TERRACE, double glazing, Bedroom on ground floor, CALM, POOL, Piscine dimension de 7X3,5

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

2 garage

2 parkings

Document non contractuel



**Contemporary villa D240030 Marseille**

MARSEILLE 11th - 5 minutes from the village of Allauch - Les Accates district: Looking for your haven of peace at the gates of the village of Allauch? Do not search anymore ! This 125m2 villa on a plot of 569m2, nestled in a closed and secure residence, is the perfect address for a quality life. Built in 2005, this type 5 villa offers you a bright living space with a 130 m2 terrace. Discover a spacious living room of 47m2, a separate kitchen (with the possibility of opening onto the living room), a master suite on the ground floor, a large dressing room at the entrance, as well as 3 bedrooms, a dressing room, a bathroom and toilet upstairs. Equipped with a city gas boiler, PVC shutters and connected to mains drainage, this property offers you modern comfort without compromise. Also benefit from a double garage as well as 2 parking spaces, a 7x3.50m swimming pool with a recent reinforced liner and a quality landscaped garden. Schools, college and all amenities are in the immediate vicinity, offering a practical and pleasant living environment for the whole family. Don't miss this unique opportunity to become an owner in this luxury development (charges of €73/quarter for 40 lots). Contact us today to visit this real estate gem by Kaufman & Broad where quality of life rhymes with comfort and serenity. Mandate D240030 Fees charged to sellers

