

1 690 000 €

Contact agency

Cabinet Delta Immobilier

225 avenue du 2eme Spahis

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For sale contemporary villa

7 rooms

Surface : 200 m²

Surface of the living : 75 m²

Surface of the land : 1300 m²

View : Jardin

Hot water : Electrique

Inner condition : excellent

External condition : exceptional

Features :

pool house, Jacuzzi spa, double glazing,  
Automatic Watering, Laundry room,  
Automatic gate

4 bedroom

1 terrace

3 show ers

2 WC

1 garage

5 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

26/12/2024 - Prix T.T.C



## Contemporary villa 1668 Six-Fours-les-Plages

Located in a very calm and peaceful area, close to the Coudoulière woods and only 13 minutes walk from the beaches , this house offers quality services. On the ground floor: an entrance opening onto a lounge, a living room (with a wood stove), an office and a fitted and equipped American kitchen; two master suites with their own shower room and storage; a separate toilet; a laundry room opening onto a storage space/gym; a 30 m² garage with a fitted mezzanine also offering 30 m² of storage. Upstairs: a separate toilet, two beautiful bedrooms with cupboards and a shower room. Outside: a 4 x 9.5 m salt pool with shell and automatic pH system; a bioclimatic pergola; a summer kitchen; a garden shed; an outdoor shower; a landscaped garden and 5 parking spaces. No work required. The house is equipped with an alarm system and surveillance cameras. Information on the risks to which this property is exposed is available on the Géorisques website:

[www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Fees and charges :

1 690 000 € fees included

