

1 380 000 €

Contact agency

à la bonne porte

19 cours mirabeau

13100 Aix-en-Provence

06 28 91 23 58 / o.buyse@alabonneporte.fr

For sale villa

Surface : 206 m<sup>2</sup>

Surface of the living : 65 m<sup>2</sup>

Surface of the land : 5000 m<sup>2</sup>

Year of construction : 1990

Exposition : Sud est

View : Campagne

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

Grande piscine maçonnée, ALARM, fireplace, double glazing, Automatic Watering, Laundry room, Automatic gate, CALM, AIR CONDITIONING, electric shutters

5 bedroom

2 terraces

1 bathroom

2 showers

2 WC

1 garage

10 parkings

Document non contractuel

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A



## Villa 236 Le Castellet

Sheltered from view without being isolated, I present to you this property built in 1990, rare for sale, on a plot of 5,000 m<sup>2</sup> and entirely on one level. The masonry swimming pool of approximately 40 m<sup>2</sup> with its unique shape and its paved beach with pergola is a true haven of peace. Outdoor life, with its barbecue area, its bowling alley and its wooded areas sheltered from any noise pollution is idyllic. The bright 65 m<sup>2</sup> living room, with high ceilings, a neat open kitchen and a contemporary fireplace, is cosy and its many south-facing bay windows offer a permanent view of the garden and swimming pool. The vast terraces that run alongside the house and the adjoining garden will allow you to host numerous guests and adapt varied living spaces according to your desires. The night area is also very comfortable: 3 charming bedrooms with an adjoining shower room, a suite with its own shower room and finally the 38 m<sup>2</sup> master suite with bathroom and dressing room. From This house can also be organized as a guest room, if you wish.

Fees and charges :

1 380 000 € fees included

