

465 000 €

House for sale

3 rooms

Surface : 95 m<sup>2</sup>

Surface of the living space : 50 m<sup>2</sup>

Surface of the land : 230 m<sup>2</sup>

Year of construction : 2017

Exposure : Sud

Indoor condition : excellent

Outdoor condition : Exceptionnel

Benefits :

air conditioning, double glazing, fireplace,  
Bedroom on ground floor

2 bedroom

2 terraces

1 bathroom

1 shower

1 WC

2 parkings

Energy class (old measure) : A

Climate class : A

Document non contractuel

12/03/2025 - Prix T.T.C



### House ref. 889V1603M Simiane-Collongue

LITTLE GEM IN THE CENTER OF SIMIANE COLLONGUE 13109

Come and discover this new product built in 2017.

On one level, this house of approximately 95m<sup>2</sup> offers you a very beautiful living room with American kitchen, two suites of almost 15m<sup>2</sup>, one with bathroom, the other with shower room, a laundry area.

Like a cocoon, its outdoor space at the back will give you a corner protected from view with its beautiful terrace and its small garden which can accommodate a jacuzzi!

Services: reversible air conditioning, pellet stove, RT2012 standards, double glazing, roller shutters, mains drainage, fiber, 2 parking spaces, all amenities on foot!

Fees and charges :

465 000 € fees included

