

600 000 €

House for sale

5 rooms

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

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

Surface of the land : 580 m<sup>2</sup>

Year of construction : 2013

Indoor condition : excellent

Benefits :

pool, double glazing, Bedroom on ground floor, Automatic Watering, Automatic gate, electric shutters

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

3 parkings

Energy class (old measure) : C

Climate class : A

Document non contractuel

22/12/2024 - Prix T.T.C



### House ref. 889V1466M Les Pennes-Mirabeau

Discover this magnificent villa located in Pennes-Mirabeau (13170), near the old village, in a highly sought-after residential area. This house offers a green and wooded setting, with easy access to schools, shops, amenities and main roads (Aix, Marseille, train station, airport). Ideal for a fulfilling family life.

Built in 2013, this 125m<sup>2</sup> villa is located on a plot of approximately 580m<sup>2</sup>, fully fenced. On the ground floor, you will find a bright living space of 50m<sup>2</sup> with an equipped American kitchen (Schmit kitchen with quartz worktop and American fridge), a large attic bedroom of 16m<sup>2</sup> and a pantry/laundry area of approximately 7m<sup>2</sup>, easily transformed into a master suite thanks to the existing water inlets. Upstairs, three spacious bedrooms (12m<sup>2</sup>, 12.77m<sup>2</sup> and 13m<sup>2</sup>) are equipped with cupboards, and a bathroom with shower and bathtub completes this space. Outside, a lush and landscaped garden houses a 7x3m swimming pool (DESJOYAUX - Liner with winter cover + bubble cover and removable safety net barrier). Two large tiled terraces, one with a wrought iron arbor and the other to the west of the house, offer pleasant relaxation areas.

The property allows parking three cars inside and several outside. No work to be

