

825 000 €

**Villa for sale**

**5 rooms**

**Surface : 164 m<sup>2</sup>**

**Surface of the living space : 60 m<sup>2</sup>**

**Surface of the land : 980 m<sup>2</sup>**

**Year of construction : 2007**

**Exposure : Sud**

**View : Jardin**

**Indoor condition : excellent**

**Outdoor condition : Exceptionnel**

**Benefits :**

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

4 bedroom

1 terrace

2 bathrooms

2 showers

2 WC

1 garage

1 parking

**Climate class : A**

Document non contractuel

03/09/2024 - Prix T.T.C

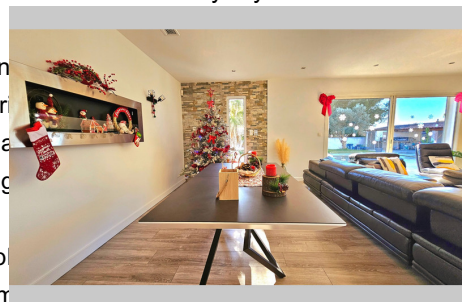
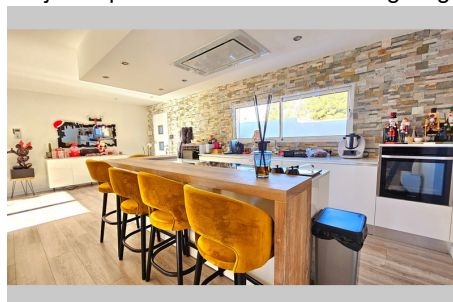
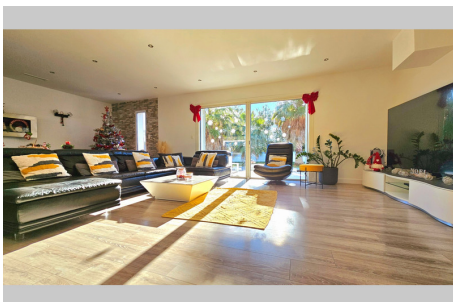


### Villa ref. 889V340M Les Pennes-Mirabeau

Luxury Provence has the privilege of revealing to you this sumptuous 160 m<sup>2</sup> residence, nestled in the popular Pigeonnier area in Septèmes-les-Vallons (13240), on the edge of Pennes-Mirabeau, in the immediate vicinity of Plan de Campagne. This residence offers you the perfect combination of proximity to shops and main roads, while ensuring absolute tranquility.

Discover the space and comfort you've always dreamed of. Its sleeping area, judiciously arranged, presents a master suite with dressing room and bathroom, accompanied by two spacious bedrooms and a second generous bathroom. A large office completes this harmonious space. The living space is structured around an American kitchen opening onto a living room and a bright dining room, thus offering an ideal setting for peaceful family life.

Imagine yourself on a plot of 990 m<sup>2</sup>, offering the opportunity to create an enchanting garden. You can enjoy a heated swimming pool, in the shade of majestic palm trees. The attached garage ensures the security of your vehicle.



Contact me now to arrange a viewing and begin your story with this exceptional home.

Vos Agents ont du Coeur - 5/7 avenue du Général de Gaulle - 13109 Simiane-Collongue  
Tél: +33 (0)4 42 94 45 48 - agentsducoeur@gmail.com

Document non contractuel - Barème de prix disponible sur notre site internet

For further information, we invite you to contact Mr Hugo Cordon on 06 30 09 20 98, commercial agent registered with the RSAC of Aix under the number 978480044. If you need an estimate of your property, I will be delighted to offer it to you!

Fees and charges :

