

1 395 000 €

**Villa contemporaine for sale**

**8 rooms**

**Surface : 309 m<sup>2</sup>**

**Surface of the living space : 72 m<sup>2</sup>**

**Surface of the land : 2650 m<sup>2</sup>**

**Exposure : Sud**

**View : Dégagée**

**Indoor condition : excellent**

**Outdoor condition : Exceptionnel**

**Benefits :**

pool, air conditioning, double glazing,  
fireplace, Bedroom on ground floor,  
Automatic Watering, Automatic gate

5 bedroom

3 terraces

1 bathroom

3 showers

2 garage

6 parkings

3 cellars

**Energy class (old measure) : B**

**Climate class : A**

Document non contractuel

31/10/2024 - Prix T.T.C

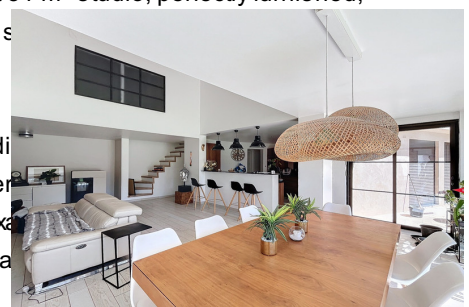


### Villa contemporaine ref. 889V1448M Cabriès

Luxury Provence offers you exclusively this magnificent contemporary villa of 187 m<sup>2</sup>, nestled in the heart of the prestigious district of Cabriès, offering an exceptional living environment in the middle of nature. With a total surface area of 309 m<sup>2</sup>, this exceptional property includes an independent studio, ideal for welcoming your guests.

The spacious living room of 72 m<sup>2</sup> opens onto a superb plot of 2650 m<sup>2</sup>, facing south, offering a panoramic view of the surrounding pine forest. Combining modernity and comfort, this villa is equipped with a high-end American kitchen and a complete heating system, including reversible air conditioning, a stove and a fireplace.

The sleeping area is divided into two parts: to the west, a master suite with shower room, toilet and dressing room; to the east, three elegant bedrooms, an office and a bathroom with shower. The independent 31 m<sup>2</sup> studio, perfectly furnished,



For optimal comfort, various fittings have been made, such as an automatic gate,  
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

This villa offers an exceptional living environment where luxury blends harmoniously with the surrounding nature. A rare opportunity to seize.

For further information, we invite you to contact Mr. Hugo Cordon on 06 30 09 20 98,

El commercial agent registered with the RSAC of Aix under number 978480044,  
CPI1310202200000119 issued by the CCI of Marseille.

Fees and charges :

1 395 000 € fees included