

1 060 000 €

**Villa for sale**

**5 rooms**

**Surface : 177 m<sup>2</sup>**

**Surface of the living space : 44 m<sup>2</sup>**

**Surface of the land : 4227 m<sup>2</sup>**

**Outdoor condition : Exceptionnel**

**Benefits :**

pool, double glazing, Bedroom on ground floor, Automatic Watering, Automatic gate, calm

5 bedroom

2 terraces

2 bathrooms

3 WC

1 garage

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

**Climate class : C**

Document non contractuel

27/07/2024 - Prix T.T.C



### Villa ref. 889V328M Saint-Cannat

**SAINT-CANNAT - MAGNIFICENT PROPERTY** just 20 minutes from Aix-en-Provence, 35 minutes from the airport, this house will seduce you with its quality construction and its environment.

You will have a living space of 177m<sup>2</sup>, it is composed on the ground floor, an entrance with cupboard, a living room/living room with through light, a fully equipped and open kitchen, 3 bedrooms with cupboards, a bathroom. 'water. Upstairs, a mezzanine as well as a master suite with dressing room and bathroom with toilet. A 17m<sup>2</sup> studio with shower room and toilet will allow you to receive friends and family.

You can enjoy lunch with your family under the shelter of the covered terrace but also by the swimming pool with its summer kitchen and wooden terrace.

**ADVANTAGES:** a pétanque court sheltered by oak trees, a double carport, a garage, a 600m<sup>2</sup> smooth concrete slab from the gate entrance to the rear of the house, a pond with carp, a gate automatic, alarm, water from the Canal de Provence (2 meters).

**YOU WILL LIKE:** the calm, put your suitcases there, the quality construction.

