

**695 000 €**

**House for sale**

**6 rooms**

**Surface : 143 m²**

**Surface of the living space : 36 m²**

**Surface of the land : 3504 m²**

**Year of construction : 1989**

**Exposure : Sud**

**Hot water : Thermodynamique**

**Indoor condition : a refresh**

**Outdoor condition : good**

**Cover : tiles**

**Benefits :**

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

4 bedroom

1 terrace

1 bathroom

2 WC

2 garage

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

**Climate class : A**

Document non contractuel

20/05/2024 - Prix T.T.C



### House ref. 804V1125M Simiane-Collongue

In a sought-after area of Simiane, quiet and surrounded by nature, come and discover this very pretty house of around 140m2 on a plot of 3,500m2.

The single-storey house includes 4 bedrooms, 1 bathroom, 1 WC, an independent kitchen and a double living/dining room with cathedral ceiling opening onto the terrace.

In the semi-basement, you can find 1 large room with window that can be used as a guest bedroom, office or games room, 1 WC, a workshop and the boiler room, with access to the garage.

A large garage for 2 cars with mezzanine completes the house (possibility of transforming into habitable).

On the garden side, come and enjoy a 6x12 swimming pool area (with bromine filtration) with a wooden chalet to enjoy the calm and the sun and an orchard area.

On the equipment side: Air/Water heat pump + HITACHI brand domestic hot water, open fireplace for the living room, wood stove for the room in the semi-basement, drilling, water from the canal.

#### Possibility of expansion

For all information:

Emilie MONACHINO EI,

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Sales agent RSAC 897 732 186 Aix-en-Provence

Fees and charges :

695 000 € fees included



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