

1 299 000 €

Villa for sale

9 rooms

Surface : 225 m²

Surface of the living space : 80 m²

Surface of the land : 4500 m²

Year of construction : 2016

Indoor condition : new

Outdoor condition : new

Benefits :

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

6 bedroom

1 terrace

1 bathroom

2 showers

3 WC

1 garage

1 parking

Climate class : A

Document non contractuel

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



Villa ref. 804V1269M Rognes

Luxury Provence is honored to present to you this sumptuous contemporary villa, offering a generous surface area of 225 square meters, nestled in the heart of lush greenery on a plot of 4,500 square meters. This exceptional residence, built in 2016, is covered by the ten-year guarantee and is based on a crawl space. It stands out for its high-end services.

The main residence, with an area of 190 square meters, offers on the ground floor a fully equipped American kitchen, a dining room, a majestic living room of approximately 80 square meters, a laundry room, a master suite of 25 meters square with bathroom and dressing room, as well as an office that can be transformed into a bedroom. Upstairs, you will discover two bedrooms of 17 square meters with cupboards, a guest bedroom, a bathroom and toilets. Underfloor heating is provided by a reversible air/water heat pump, also offering a cooling system. In addition, the house is equipped with a thermodynamic water heater and many other amenities.



ers includes a bedroom, a bathroom and a nfort. The aluminum baywindows bathe t from a garage and a shelter that can e terrace extends over 130 square between interior and exterior. An elegant meters, providing additional relaxation pool with its poolhouse and a pétanque

Vos Agents ont du Coeur - 5/7 avenue du Général de Gaulle - 13109 Simiane Collongue

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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 number 978480044.

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

Fees and charges :

1 299 000 € fees included