

620 000 €

**Villa for sale**

**11 rooms**

**Surface : 328 m<sup>2</sup>**

**Surface of the living space : 55 m<sup>2</sup>**

**Surface of the land : 8500 m<sup>2</sup>**

**Year of construction : 1975**

**Exposure : Nord ouest**

**View : Panoramique**

**Hot water : Electrique**

**Indoor condition : a refresh**

**Outdoor condition : A rafraichir**

**Cover : tiles**

**Benefits :**

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

7 bedroom

2 terraces

1 bathroom

3 showers

4 WC

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

**Climate class : C**

Document non contractuel

21/05/2024 - Prix T.T.C



### Villa ref. 889V381M Simiane-Collongue

A large villa with a living area of approximately 330m<sup>2</sup>, 11 rooms, on a plot of 9853m<sup>2</sup> is now available in Simiane-Collongue. This property is ideal for two families, with a completely renovated independent T3 apartment. You can enjoy the surrounding countryside, a panoramic view of the hills, and the tranquility, all without being overlooked. Come discover this haven of peace and listen to the songs of the birds.

The house offers beautiful volumes and high ceilings. Here is how it is organized:

At the level of the main house:

On the ground floor, an entrance opens onto a large corridor which leads to a large living room of 55m<sup>2</sup>, a separate kitchen, an office, a WC and a bathroom.

Upstairs, you will find 4 large bedrooms: 17.5m<sup>2</sup>, 16.5m<sup>2</sup>, 17m<sup>2</sup> and 13 m<sup>2</sup>, accompanied by a bathroom and separate toilet.

Near the kitchen outside there is a veranda with a main room of 38 m<sup>2</sup>, a kitchen and a bathroom with WC.

In R-1, you will find an apartment with its own entrance, two bedrooms, a large living room of 38m<sup>2</sup>, a bathroom and toilets.

In terms of services, the house has electric...  
Although it needs to be refreshed, it has en...  
structure and exceptional environment.

Do not hesitate to contact Julian GODOY on...  
94 45 48 for more information.

Fees and charges :

620 000 € fees included

