

SANTI EXPERTIMMO PROVENCE

GESTION - TRANSACTION - EXPERTISE



Price on application

Location house

Surface : 123 m²

Surface of the living : 44 m²

Surface of the land : 500 m²

View : Jardin

Inner condition : good

Benefits :

pool, Laundry room, Portail automatique, calm

5 bedroom

2 terrace

1 bathroom

1 shower

2 toilet

1 garage

2 parking

1 cellar

Energy class (old measure) : B

Climate class : A

Document non contractuel

07/03/2026 - Prix T.T.C



House 262 Marseille

MARSEILLE 12th - RARE RENTAL OPPORTUNITY – FULLY FURNISHED AND EQUIPPED DETACHED VILLA WITH SWIMMING POOL Located in a sought-after residential area, in complete tranquility, close to the L2 and Parc de la Moline, discover this detached Type 6 villa, fully furnished and equipped, offering 123.59 m² (Carrez law) on a landscaped, fully fenced plot of approximately 500 m². A true sanctuary, perfect for a family seeking comfort, space, and peace of mind. The house is laid out over two levels: On the ground floor: Secure entrance with a 5-point locking door Separate WC with hand basin Beautiful bright living area, warm and inviting, featuring: An open, fitted, and fully equipped kitchen, A dining area with a large family table, A cozy living room with a sofa bed, Ample built-in storage Large double-glazed wooden windows opening onto two terraces and the garden with pool. On the first floor: Five bedrooms, all equipped with closets and workspace A library/work area landing A storage area with shelving A modern shower room with walk-in shower A bathroom with bathtub Outdoors and additional features: Landscaped garden of approximately 500 m², perfect for relaxing Chlorinated pool (7 x 3 m, depth 1.50 m) with safety alarm and safety net Two terraces to fully enjoy



the sunny d... laundry area (w... and worksh... to park two add... Electric veh... Features and... installed si... programmable ro... and electric... water: Thermo... installed si... tank capacity El... system) Me... h via duct Dou... natural ligh... den views To...



€2,500 / month Security deposit: €2,500 Tenant fees: €1,599 covering the visit, file preparation, lease drafting (€10 /m²), and inventory of fixtures (€3 /m²) Waste collection tax will be charged once a year. Annual professional maintenance of the garden and air conditioning is required at your expense, along with seasonal pool maintenance. Energy performance: Energy rating: B (83 kWh/m²/year) Greenhouse gases: A (3 kg CO₂/m²/year) Mandate number: 262 Available from February 15, 2026 A turnkey villa, rare on the rental market, ideal for a mobility lease, combining

Carte Professionnelle : CPI 1310 2018 000 035 737 - BCS : 509911624
Code NAF : 6831 Z - SIRET : 509911624 00047 - Caisse de Garantie : GALIAN

modern comfort, generous spaces, and a privileged living environment. A must-see.