

# SANTI EXPERTIMMO PROVENCE

GESTION - TRANSACTION - EXPERTISE



970 000 €

Buying villa contemporaine

5 room

Surface : 188 m²

Surface of the living : 90 m²

Surface of the land : 1003 m²

Year of construction : 2022

Exposure : Sud

View : Dégagée

Hot water : Thermodynamique

Inner condition : A rafraîchir

External condition : A rafraîchir

Cover : tiles

Benefits :

double glazing, Laundry room, Portail automatique, calm

4 bedroom

1 terrace

3 shower

3 toilet

Energy class (old measure) : B

Climate class : A

Document non contractuel

19/05/2024 - Prix T.T.C



## Villa contemporaine 237 Marseille

FOR SALE – SAINT-JULIEN – 13012 – “Discover the perfect balance between serenity and comfort in this villa nestled in the heart of a peaceful environment. »

The Santi Expertimmoprovence agency offers for sale this contemporary type 5 villa on two levels of approximately 188 m², all on a plot of approximately 1003 m² in absolute calm with a clear view of the city. The villa consists of: A T4 of approximately 110 m² offering elegant finishes and quality materials On the ground floor: \* The entrance offers a welcoming and bright space thanks to a bay window giving access to the terrace which lets in natural light. \* The 44 m² living room/kitchen, a friendly and spacious living space, ideal for relaxing with family or receiving guests. The kitchen space needs to be fitted out \* A perfect saddle for storing and organizing \* A reception WC offers a space of comfort and practicality. Upstairs : \* 2 bedrooms offering comfort with generous and bright spaces. \* A distribution hall provides smooth access to the sleeping area. The high-end finishes add a touch of refinement while the natural light that bathes the space creates a warm atmosphere. \* An Italian-style shower room: immerse yourself in modernity with this Italian-style shower room offering relaxation and comfort.



according to your needs. A T2 of approximately 75 m², on one level, offering elegant finishes and quality materials, adapted to PMR standards \* A bright and friendly living room, the perfect place to relax after a long day or to receive guests. Featuring large windows letting in natural light, this spacious space offers a comfortable and inviting ambiance. With enough room to set up a comfortable seating area and a stylish dining room \* A fitted and equipped open kitchen integrated into the main living space \* A spacious bedroom overlooking part of the garden through a bay

Carte Professionnelle : CPI 1310 2018 000 035 737 - RCS : 509911624

Code NAF : 6831 Z - SIRET : 509911624 00047 - Caisse de Garantie : GALIAN

window \* A modern bathroom with walk-in shower and integrated toilet. Elegantly tiled from floor to ceiling, offering a contemporary and easy-care ambiance \* A functional dressing room/laundry room with storage to organize your clothes and accessories. Also offers dedicated space for washing and drying machines, ensuring convenient and discreet laundry management. An essential asset for an organized and comfortable lifestyle. Enjoy comfort all year round with this house equipped with reversible ducted air conditioning, thermodynamic heating + double flow ventilation. Economical and ecological, these services offer you a pleasant indoor climate in all seasons for optimal comfort. Additional space is at your disposal: \* A crawl space to be converted offers potential space for various arrangements. Transform it into practical storage space for gardening tools, seasonal equipment or lightly used household items. You can also consider converting it into a wine cellar, DIY workshops or even leisure areas for children. With a little creativity, the crawl space can become a functional and useful area in your home. Development work is to be planned: - outside: garden layout, swimming pool area, parking area - inside: possibility on the ground floor to remove the partition and connect in a single part to form only a kitchen (fitted and equipped) / living room / dining room / bedroom / bathroom Italian style with WC / dressing room-laundry room with PMR standards. Mandate 237

Fees and charges :

970 000 € fees included