

SANTI EXPERTIMMO PROVENCE

GESTION - TRANSACTION - EXPERTISE



970 000 €

Buying maison double

5 room

Surface : 118 m²

Surface of the living : 41 m²

Surface of the land : 1003 m²

Year of construction : 2022

Exposure : Sud

View : Dégagée

Inner condition : Neuf

External condition : A rénover

Cover : tiles

Benefits :

Bedroom on ground floor, double glazing,

Laundry room, Portail automatique, calm

Energy class (old measure) : B

Climate class : A

Document non contractuel

07/05/2024 - Prix T.T.C



Maison double 237 Marseille

FOR SALE – SAINT-JULIEN – 13012 The Santi Expertimmoprovence agency offers for sale this villa consisting of a T4 and a T2 ideal for a multi-generational clientele ensuring both privacy and proximity. Each apartment has its own entrance, its own layout and equipment (separate electrical installations and reversible air conditioning) and its own exteriors, while promoting moments of conviviality with the family in a very privileged environment. A T4 of around 110 m² offering quality materials On the ground floor: * The living room, dining room and kitchen, providing a welcoming and bright space thanks to openings giving access to the terrace. The kitchen area needs to be fitted out. * A pantry/laundry room adjoining the kitchen, very functional * A separate toilet Upstairs : * 2 comfortable and bright bedrooms offering panoramic views of the city and the mountains. * A distribution hall gives fluidity to the night area. * An Italian-style shower room offering relaxation and comfort. * A separate toilet * A storage room, very practical for household equipment. * A master suite: intimate space with its bathroom offering great amenities (luxurious bathtub, high-end materials). A location intended for fitting out a dressing room. Additional space is at your disposal: * A



A functional dressing room/laundry room with storage to organize your clothes and accessories. Enjoy comfort all year round with this house equipped with reversible ducted air conditioning, thermodynamic heating + double-flow ventilation.

Economical and ecological, these services make it possible to obtain A energy and A climate performance. You will appreciate its location with an exceptional view, its refined design with quality materials. Possibility of parking several vehicles inside the property. Finishing and fitting work is to be expected: - outside: landscaping of

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

the garden, and terraces, the land is suitable for swimming pools Privileged location: located in a quiet crossing, popular for its calm and its view, close to amenities (schools, buses). The house is new, built less than two years ago. House under ten-year guarantee, with supporting invoices, Consuel carried out.

Fees and charges :

970 000 € fees included