

# SANTI EXPERTIMMO PROVENCE

GESTION - TRANSACTION - EXPERTISE



970 000 €

Buying villa contemporaine

4 room

Surface : 110 m<sup>2</sup>

Surface of the living : 41 m<sup>2</sup>

Surface of the land : 1003 m<sup>2</sup>

Year of construction : 2022

Exposure : Sud

View : Dégagée

Hot water : Thermodynamique

Inner condition : Neuf

External condition : A rafraichir

Benefits :

double glazing, Laundry room, Portail automatique, calm

3 bedroom

1 terrace

2 shower

2 toilet

Energy class (old measure) : B

Climate class : A

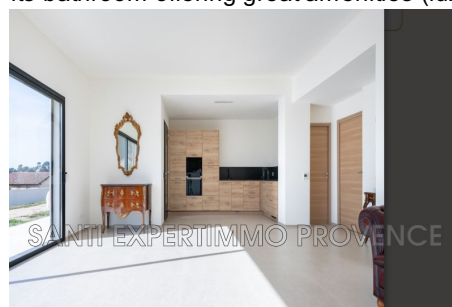
Document non contractuel

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



## Villa contemporaine 237 Marseille

FOR SALE Villa composed of a T4 and a professional part – all located in a quiet cul-de-sac in the SAINT-JULIEN district – 13012 If you are looking to combine professional life and an exceptional living environment, look no further! This property offers not only unparalleled living comfort, but also a dependency perfectly adapted (PMR standards) to the exercise of a liberal profession. Characteristics of the villa: \* Privileged location: located in a cul-de-sac sought after for its calm, its view, while being close to amenities. The main living area of T4 of approximately 110 m<sup>2</sup> offering quality materials On the ground floor: \* The living room, dining room and open kitchen, offers a welcoming and bright space thanks to openings giving access to the exterior. 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



are a consultant, therapist, architect or any other liberal profession, this property will appeal to you. 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. Finishing and fitting work is to be expected: - outside: landscaping of the garden, and terraces, the land is

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

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

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