

1 660 000 €

For sale house

6 rooms

Surface : 250 m²

Surface of the living : 90 m²

Surface of the land : 4156 m²

Year of construction : 1990

Exposition : Sud

View : Jardin

Hot water : Electrique

Inner condition : excellent

External condition : good

Couverture : tiles

Features :

Terrace, Double vitrage PVC, air conditioning, Cheminée insert, Portail électrique, Automatic Watering, Underfloor heating, Piscine 14x7, Alarme extérieure et intérieure, Pool House

4 bedroom

2 terraces

1 bathroom

2 showers

3 WC

10 parkings

Legal information

1 660 000 € fees included

3,75% VAT of fees paid by the buyer (1 600 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr,



House D25021 Aubagne

The Provençale Agency is pleased to present to you, in the heart of a privileged, secure, and private residential environment, this stunning single-story villa of 250 m² of living space, finished with great care. An elegant architecture and generous volumes. Beyond the electric gate, a magnificent landscaped park unfolds before you. From the entrance, the spaces impress with a living area of over 100 m², flooded with natural light, featuring a refined living room with a fireplace, a welcoming dining room, a high-end fully equipped kitchen, a laundry room, and a basement playroom. On the sleeping side, four bedrooms, including a master suite, provide comfort and privacy. Bathroom with bathtub and shower, two separate toilets, plenty of storage. Reversible underfloor heating (heat pump) Reversible air conditioning, fireplace insert Double-glazed PVC windows, centralized electric roller shutters and manual aluminum shutters Comprehensive...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A
Estimated annual energy between 2410 and 3330 € (reference year 2024)
Document non contractuel - 10/09/2025

