

Price on request

Contact agency

à la bonne porte

99 avenue picasso

13480 Cabriès

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For sale house

4 rooms

Surface : 109 m²

Surface of the living : 44 m²

Surface of the land : 405 m²

Year of construction : 2006

Exposition : Sud est

View : Jardin

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

POOL, softener, wood stove, double glazing, Automatic Watering, Garage / Buanderie, solar, CALM, ducted air conditioning, Filtre eau

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

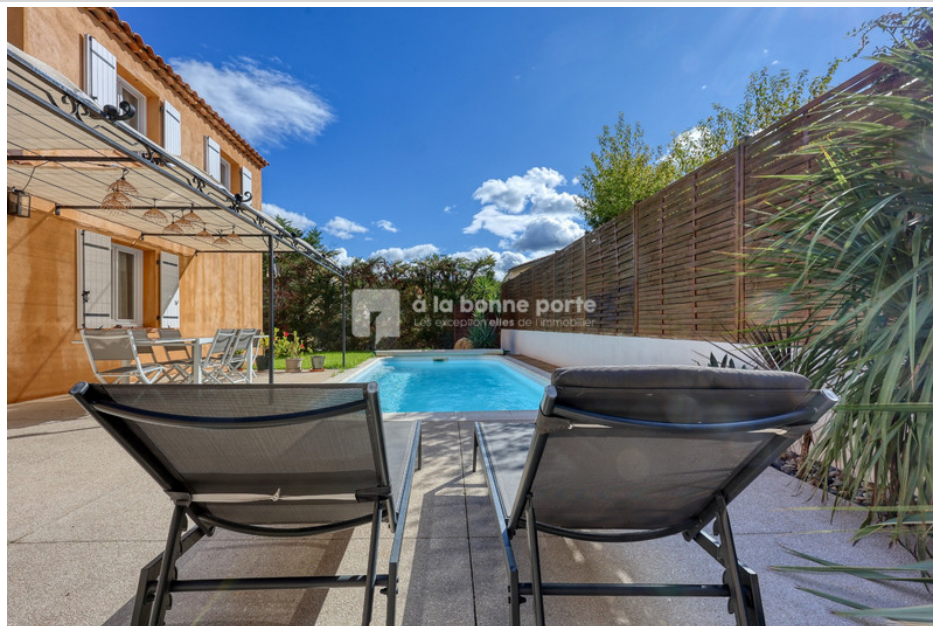
1 garage

2 parkings

Document non contractuel

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A



House 342 Aubagne

EXCLU'SOLIDAIRE, Looking for a harmonious living environment, PEACEFUL AND CLOSE TO AMENITIES, this family home is both ideal and rare in the area! This meticulously maintained villa offers high-quality features, blending Provençal charm with modern comfort: ducted air conditioning, wood stove, double glazing, solar panels, exposed aggregate concrete terrace, fiber optic internet, and more. Each room is tastefully and thoughtfully arranged. On the ground floor, an entrance hall with a guest WC and office space opens onto a bright and welcoming living area of 45 m² with a contemporary open kitchen and a first bedroom with its own dressing room and shower room. Upstairs, a 21 m² bedroom with a dressing room (which can easily be converted into two bedrooms if needed), a second child's bedroom/office, a bathroom with WC, and a storage room. The 21 m² garage (which also houses the laundry area) connects directly to the house, and a second private parking spot in front of the entrance adds daily convenience. The beautifully landscaped outdoor space, with a shaded terrace and a 3.4 x 7.6 m pool, offers the perfect setting to enjoy quality time with family and friends. An easy-to-live-in home that will charm you—an opportunity not to be missed. Contact me, Valérie DELTOUR SEELI, Real Estate Sales Agent with the network à la bonne porte, RCS TOULON 977469725, fees paid by the seller. Property in a co-

