

970 000 €

Contact agency  
**SANTI EXPERTIMMO PROVENCE**  
67 AVENUE FERNANDEL  
13012 Marseille  
+33 (0)4 95 73 24 75 /  
contact@santiimmo.com

**Professional contemporary villa**

**4 rooms**

**Surface : 110 m²**

**Surface of the living : 41 m²**

**Surface of the land : 1003 m²**

**Year of construction : 2022**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Thermodynamique**

**Inner condition : NEW**

**External condition : a refresh**

**Features :**

double glazing, Laundry room, Automatic gate, CALM

3 bedroom

1 terrace

2 showers

2 WC

**Energy class (dpe) : B**

**Emission of greenhouse gases (ges) : A**

Document non contractuel



### Contemporary villa 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 m² 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 location intended for fitting out a dressing room. Additional space is at your disposal: \* A crawl space to be converted offers potential space for various arrangements. Dependency for liberal profession: \* Independent entrance:



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 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.