

545 000 €

Contact agency

Cabinet Delta Immobilier

225 avenue du 2eme Spahis

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For sale villa

4 rooms

Surface : 97 m²

Surface of the living : 40 m²

Surface of the land : 280 m²

Year of construction : 2022

Exposition : Sud

View : Jardin

Hot water : Thermodynamique

Inner condition : GOOD

Features :

Absolute calm, POOL, double glazing,  
Laundry room

3 bedroom

1 terrace

1 shower

2 WC

1 garage

1 parking

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel

14/06/2025 - Prix T.T.C



### Villa Six-Fours-les-Plages

New house with 3 bedrooms in Six-Fours-les-Plages Located in a sought-after area of Six-Fours-les-Plages, this contemporary house built in 2022 combines modern comfort and a convenient location, just minutes from schools, shops and beaches. Located on a plot of more than 280 m², it offers a pleasant and optimized living environment. The ground floor features an entrance hall opening onto a bright living space with a lounge, dining room, and a fitted open-plan kitchen. A laundry room completes this level. Upstairs, you will find three bedrooms bathed in natural light, a modern shower room and a separate WC. The exterior features a 20 m² terrace, a well-maintained garden, and a swimming pool to fully enjoy the sunny days. A closed garage, already connected to electricity and water, completes the property. Information on the risks to which this property is exposed is available on the Géorisques website: <https://www.georisques.gouv.fr>

Fees and charges :

545 000 € fees included

