

**479 000 €**

**Contact agency**

**Saint Jean de Malte - Fuveau**

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**For sale villa**

**4 rooms**

**Surface : 118 m²**

**Surface of the living : 47 m²**

**Surface of the land : 433 m²**

**Year of construction : 1996**

**Features :**

POOL, Air conditioning, double glazing, 2  
stationnements extérieurs, 1 parking en  
box, 1 stationnement intérieur

3 bedroom

1 bathroom

2 WC

1 garage

3 parkings

**Energy class (dpe) : C**

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

Document non contractuel

05/07/2025 - Prix T.T.C



### Villa P24195 Trets

**EXCLUSIVE** – Your Agency exclusively offers you this beautiful 4-room villa of 115 m2 of living space, located in a peaceful residential environment just a few minutes' walk from the heart of Trets (13530), in a sought-after subdivision. This family home sits on a 433 m² plot, currently with an above-ground pool (which could be added), adjoined only by the garage. It offers an ideal living environment for families seeking tranquility while remaining close to schools, shops, and the city center's amenities. You will appreciate the terrace that runs all around the house, benefiting from a triple exposure North, East and West, perfect for following the course of the sun throughout the day and organizing your moments of relaxation outdoors. The wooded garden, not overlooked, also offers an unobstructed view of Sainte-Victoire, an exceptional setting that will seduce lovers of nature and Provençal landscapes. On the ground floor: Entrance with built-in cupboard and separate WC, Beautiful living room facing East/West including a bright living room and a dining room opening onto the terraces, Semi-open kitchen, fitted and equipped. Upstairs: 3 comfortable bedrooms with storage, bathroom, separate WC. The house has a large garage with a mezzanine offering additional storage capacity, ideal for optimizing space. The house is in very good general condition, well maintained by its owners. It has double-glazed wooden windows, air conditioning heating system recently installed in the living room and bedrooms.

