

970 000 €

Contact agency

SANTI EXPERTIMMO PROVENCE

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For sale contemporary villa

5 rooms

Surface : 188 m<sup>2</sup>

Surface of the living : 90 m<sup>2</sup>

Surface of the land : 1003 m<sup>2</sup>

Year of construction : 2022

Exposition : Sud

View : Dégagée

Hot water : Thermodynamique

Inner condition : a refresh

External condition : a refresh

Couverture : tiling

Features :

double glazing, Laundry room, Automatic gate, CALM

4 bedroom

1 terrace

3 showers

3 WC

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel



## Contemporary villa 237 Marseille

FOR SALE – SAINT-JULIEN – 13012 – “Discover the perfect balance between serenity and comfort in this villa nestled in the heart of a peaceful environment. » The Santi Expertimmo Provence agency offers for sale this contemporary type 5 villa on two levels of approximately 188 m<sup>2</sup>, all on a plot of approximately 1003 m<sup>2</sup> in absolute calm with a clear view of the city. The villa consists of: A T4 of approximately 110 m<sup>2</sup> offering elegant finishes and quality materials On the ground floor: \* The entrance offers a welcoming and bright space thanks to a bay window giving access to the terrace which lets in natural light. \* The 44 m<sup>2</sup> living room/kitchen, a friendly and spacious living space, ideal for relaxing with family or receiving guests. The kitchen space needs to be fitted out \* A perfect saddle for storing and organizing \* A reception WC offers a space of comfort and practicality. Upstairs : \* 2 bedrooms offering comfort with generous and bright spaces. \* A distribution hall provides smooth access to the sleeping area. The high-end finishes add a touch of refinement while the natural light that bathes the space creates a warm atmosphere. \* An Italian-style shower room: immerse yourself in modernity with this Italian-style shower room offering relaxation and comfort. Featuring a clean and contemporary design, the high-end finishes and quality materials add a touch of sophistication. \* A separate toilet \* A master suite:



Discover the ultimate oasis of comfort in this sumptuous master suite offering... is an... ny... no... be... a... P... living room, the perfect place to relax after a long day or to receive guests. Featuring large windows letting in natural light, this spacious space offers a comfortable and inviting ambiance. With enough room to set up a comfortable seating area and a stylish dining room \* A fitted and equipped open kitchen integrated into the main living space \* A spacious bedroom overlooking part of the garden through a bay window \* A modern bathroom with walk-in shower and integrated toilet. Elegantly

tiled from floor to ceiling, offering a contemporary and easy-care ambiance \* A functional dressing room/laundry room with storage to organize your clothes and accessories. Also offers dedicated space for washing and drying machines, ensuring convenient and discreet laundry management. An essential asset for an organized and comfortable lifestyle. Enjoy comfort all year round with this house equipped with reversible ducted air conditioning, thermodynamic heating + double flow ventilation. Economical and ecological, these services offer you a pleasant indoor climate in all seasons for optimal comfort. Additional space is at your disposal: \* A crawl space to be converted offers potential space for various arrangements. Transform it into practical storage space for gardening tools, seasonal equipment or lightly used household items. You can also consider converting it into a wine cellar, DIY workshops or even leisure areas for children. With a little creativity, the crawl space can become a functional and useful area in your home. Development work is to be planned: - outside: garden layout, swimming pool area, parking area - inside: possibility on the ground floor to remove the partition and connect in a single part to form only a kitchen (fitted and equipped) / living room / dining room / bedroom / bathroom Italian style with WC / dressing room-laundry room with PMR standards. Mandate 237

Fees and charges :

970 000 € fees included