

1 694 520 €

Contact agency

Charming Houses

38 Bd Mirabeau

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For sale villa

4 rooms

Surface : 181 m²

Surface of the living : 35 m²

Surface of the land : 11450 m²

Year of construction : 2004

Exposition : Plein sud

View : Campagne

Hot water : Fuel

Inner condition : excellent

External condition : exceptional

Couverture : tiling

Features :

POOL, pool house, fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate, CALM

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

1 parking

Document non contractuel

Energy class (dpe) : C



Villa 1301 Martigues

FOR SALE Provençal house with swimming pool, vineyards and breathtaking view. Located in the countryside, just 3 km from Martigues and the Côte Bleue, this rare property offers an exceptional living environment combining calm, nature and comfort, just 5 minutes from the beaches, shops and main roads. This traditionally built Provençal farmhouse offers 181m² of living space (excluding annexes), including a garage, a cellar and plenty of storage space, and sits on a plot of 11,450m² of enclosed, wooded land, including 7,000m² of vines in full production. Exteriors and equipment : The landscaped garden lit by 5 cast iron candelabras is a true haven of peace, conducive to relaxation and conviviality, with a 10.50 x 3.5 m salt water swimming pool, a straw hut, several terraces, a covered summer kitchen and a pergola, a technical room with WC, 4 carports and 3 shelters for agricultural equipment, a pétanque court. Automatic watering. Interior: Beautiful volumes, charm and functionality. The ground floor includes: A large living room with lounge/living room, an open kitchen with sink and stone worktops, and a dining area overlooking the vines, a master suite with dressing room and bathroom/shower, a second bedroom, a large office, separate toilet, a storeroom and an adjoining garage. Upstairs: A second suite with shower room and WC, an additional bedroom. Technical services and comfort: Large double-glazed



live close to all amenities. To be discovered without delay.

Fees and charges :

1 694 520 € agency fees 4.40% à the responsibility of the buyer included

