

## Price on request

### Contact agency

**LA Provençale Trets**

6, Avenue Mirabeau

13530 Trets

04 42 220 220 / trets@la-provenceale.net

### For sale house

**5 rooms**

**Surface : 143 m²**

**Surface of the living : 59 m²**

**Surface of the land : 1200 m²**

**Year of construction : 2011**

**Exposition : Sud ouest**

**View : Sans vis à vis**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : excellent**

**Couverture : tiling**

### Features :

TERRACE, double glazing, AIR

CONDITIONING, Bedroom on ground floor,

Automatic Watering

4 bedroom

1 terrace

2 showers

2 WC

4 parkings

1 cellar

**Energy class (dpe) : B**

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

Document non contractuel

13/08/2025 - Prix T.T.C



## House T25092 Pourcieux

Stunning modern villa of over 140m² on a 1200m² enclosed and landscaped plot. Built in 2011, it features high-quality materials and finishes such as geothermal underfloor heating, numerous sliding glass doors, aluminum joinery, a fully equipped kitchen, spa... The ground floor includes a spacious, bright, and airy 60m² living area with an open, fully equipped kitchen. You will also find a toilet, a shower room, and two large bedrooms, one of which has a walk-in closet. From the living room, you have access to a veranda overlooking the pool, allowing you to enjoy the jacuzzi it houses all year round. A unique feature of this home is a utility room that connects to a one-bedroom apartment via a secure elevator, giving you the option to make it completely independent or incorporate it as an integral part of the house. This duplex apartment measures approximately 40m² over two levels served by the elevator and is designed with elderly residents in mind. However, the true highlight of this property is undoubtedly the outdoor space, offering a large parking area with a carport on one side, a workshop beneath the terrace for storing tools, motorcycles, and garden equipment, and above all, a sun-drenched terrace of more than 100m² directly accessible from the living room. You'll love the heated pool, available year-round, with a fully removable dome cover that allows you to completely open it up. No work needed, many layout and usage possibilities for both living spaces, top quality finishes... this rare villa on the market in our area is

