

Price on request

Contact agency

Luxury Provence

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For sale villa

5 rooms

Surface : 164 m²

Surface of the living : 60 m²

Surface of the land : 980 m²

Year of construction : 2007

Exposition : Sud

View : Jardin

Inner condition : excellent

External condition : exceptional

Features :

POOL, AIR CONDITIONING, double glazing,
Bedroom on ground floor, Automatic
Watering, Automatic gate, CALM, electric
shutters

4 bedroom

1 terrace

2 bathrooms

2 showers

2 WC

1 garage

1 parking

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel

20/10/2025 - Prix T.T.C



Villa 6522 Septèmes-les-Vallons

Luxury Provence is proud to present this stunning 160 m² home, nestled in the sought-after Pigeonnier area, just steps away from Plan de Campagne. This residence perfectly combines close proximity to shops and major roads while offering you complete peace and quiet. Discover the space and comfort you've always dreamed of. The thoughtfully designed sleeping area includes a master suite with a walk-in closet and a private bathroom, alongside two spacious bedrooms and a second generous bathroom. A large office completes this harmonious living space. The living area features an open-plan kitchen flowing into a bright living room and dining area, creating an ideal setting for peaceful family life. Imagine yourself on a 990 m² plot, providing the opportunity to create a magical garden. Enjoy a heated pool shaded by majestic palm trees. The attached garage ensures the security of your vehicle. Perfectly located, the neighborhood is less than a 10-minute walk from Castors Isabella Primary School and Sainte Elisabeth Private Vocational High School. Public transport, served by buses 121 and 122, is within easy reach, while highways are under 9 km away, simplifying travel across the region. This home transcends the status of a mere property to become the place where cherished family memories are made. Don't miss this outstanding opportunity. Contact me now to schedule a visit and start your story with this exceptional house. Marie Budonic - marie@luxury-provence.com - 07 70 27 06 72

