

Price on request

Contact agency

à la bonne porte

99 avenue picasso

13480 Cabriès

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For sale house

Surface : 183 m²

Surface of the living : 58 m²

Surface of the land : 1200 m²

Exposition : Sud

View : Dégagée

Hot water : Thermodynamique

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

POOL, fireplace, double glazing, Laundry room, Automatic gate, CALM, AIR CONDITIONING, electric shutters

5 bedroom

1 terrace

1 bathroom

2 showers

3 WC

1 garage

6 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

08/12/2025 - Prix T.T.C



House 358 Rognac

ROGNAC – RESIDENTIAL NEIGHBORHOOD OF LES BRÈS Sale of this renovated villa with pool in Co Exclusivity Located in a quiet residential area, this house offers approximately 183 m² of living space spread over two levels. The living area, close to 50 m², provides a real feeling of spaciousness. The kitchen is adjacent, and the whole opens onto the terrace and the pool. Five bedrooms comfortably accommodate a family, including a master suite on the ground floor with a private shower room. A second shower room, a bathroom, and three toilets complete the home's comfort. The enclosed plot of about 1,200 m² features an 8 × 4.5 m pool and a covered terrace that naturally extends the outdoor living space. There is also a laundry room, a garage, and convenient storage areas for everyday use. The renovation was completed in 2020: reversible ducted air conditioning, wood stove, updated joinery, and modern amenities. No major work is needed to fully enjoy it upon arrival. The house is close to amenities and main roads connecting Marseille, Aix-en-Provence, and the airport, while maintaining a peaceful living environment highly sought after by families. Under an Exclusive Solidarity mandate, the sellers have chosen to support L'Enfant Bleu, an association helping victims of abuse; a portion of our profit will be donated to this charity. For more details and to arrange a visit, contact me today! Magali VALLET-LEFEBVRE 0609490587

