

**Price on request**

**Contact agency**

**Acanthe Immobilier**

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**For sale house**

**7 rooms**

**Surface : 220 m²**

**Surface of the living : 100 m²**

**Surface of the land : 2584 m²**

**Year of construction : 2003**

**Exposition : Sud est**

**View : Sans vis à vis**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : exceptional**

**Features :**

Dépendance studio 40m2, POOL, fireplace, Bungalow rooms, Double vitrage, galandage, Arrosage automatique avec un forage, Motorized shutters, Automatic gate

5 bedroom

1 bathroom

3 show ers

3 WC

1 garage

10 parkings

**Energy class (dpe) : C**

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

Document non contractuel



## House 3470 Saint-Georges-d'Orques

Elegant 220 m² architect-designed villa with a 34 m² outbuilding, nestled in a stunning wooded park of 3,100 m². Enter through an automatic gate and follow an olive tree-lined driveway to discover this refined property, surrounded by lush greenery. From the entrance, a dome of light enhances the spacious living room, a true architectural masterpiece blending authenticity with modernity. The dining room, top-of-the-line equipped kitchen, and fireplace area come together in a warm, inviting space. The large sliding glass doors at ground level provide direct access to the terraces, creating a seamless indoor/outdoor living experience, perfectly reflecting the sought-after Mediterranean setting. The master suite, featuring a private bathroom and dressing room, two additional suites each with bathrooms, and an extra bedroom provide optimal comfort and complete privacy for every personal space. An elegant office area, laundry room, pantry, garage, and shed complete this luxurious home. The well-maintained garden reveals a shaded terrace, a large concrete swimming pool with shower and toilet, a pétanque area with built-in stone benches and barbecue, as well as a small orchard. The independent 34 m² outbuilding, impeccably maintained and through-accessible, offers a lovely living area that can accommodate family, friends, or upscale rental activities such as guest rooms or holiday rentals. Its careful layout and convenient access make it a true asset. Located just minutes from the center of Saint-

