

970 000 €

Contact agency

SANTI EXPERTIMMO PROVENCE

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For sale maison double

5 rooms

Surface : 118 m²

Surface of the living : 41 m²

Surface of the land : 1003 m²

Year of construction : 2022

Exposition : Sud

View : Dégagée

Inner condition : NEW

External condition : to renovate

Couverture : tiling

Features :

Bedroom on ground floor, double glazing,
Laundry room, Automatic gate, CALM

4 bedroom

3 showers

2 WC

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel



Maison double 237 Marseille

FOR SALE – SAINT-JULIEN – 13012 The Santi Expertimmo Provence agency offers for sale this villa consisting of a T4 and a T2 ideal for a multi-generational clientele ensuring both privacy and proximity. Each apartment has its own entrance, its own layout and equipment (separate electrical installations and reversible air conditioning) and its own exteriors, while promoting moments of conviviality with the family in a very privileged environment. A T4 of around 110 m² offering quality materials On the ground floor: * The living room, dining room and kitchen, providing a welcoming and bright space thanks to openings giving access to the terrace. The kitchen area needs to be fitted out. * A pantry/laundry room adjoining the kitchen, very functional * A separate toilet Upstairs : * 2 comfortable and bright bedrooms offering panoramic views of the city and the mountains. * A distribution hall gives fluidity to the night area. * An Italian-style shower room offering relaxation and comfort. * A separate toilet * A storage room, very practical for household equipment. * A master suite: intimate space with its bathroom offering great amenities (luxurious bathtub, high-end materials). A location intended for fitting out a dressing room. Additional space is at your disposal: * A crawl space to be converted offers potential space for various arrangements. A T2 of approximately 75 m², on one level, adapted to PMR standards. * A bright and



ducted air conditioning, thermodynamic heating + double-flow ventilation.

Economical and ecological, these services make it possible to obtain A energy and A climate performance. You will appreciate its location with an exceptional view, its refined design with quality materials. Possibility of parking several vehicles inside the property. Finishing and fitting work is to be expected: - outside: landscaping of the garden, and terraces, the land is suitable for swimming pools Privileged

location: located in a quiet crossing, popular for its calm and its view, close to amenities (schools, buses). The house is new, built less than two years ago. House under ten-year guarantee, with supporting invoices, Consuel carried out.
Fees and charges :
970 000 € fees included