

## Price on request

Contact agency
Agence Coulange

11, Bld Anatole France

04 42 83 14 14 / info@agencecoulange.com

For sale house 7 rooms

Surface: 151 m²

Surface of the land: 539 m<sup>2</sup> Exposition: Plein sud

View: Jardin
Hot water: Gaz

Inner condition: GOOD

## Features:

POOL, fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Automatic gate, CALM

6 bedroom

1 bathroom

2 showers

3 WC

Energy class (dpe): B

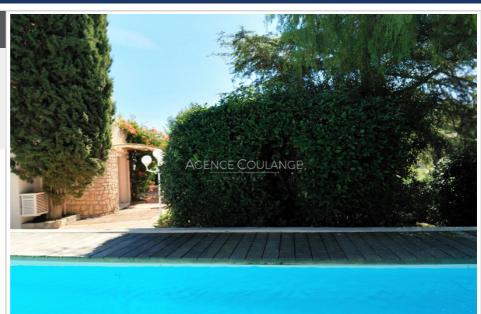
Emission of greenhouse gases (ges) :  $\ensuremath{\mathsf{C}}$ 











## House 2165 La Ciotat

Ground Floor Villa 150m² with Swimming Pool and Private Garden Over 500m² Located in the Peymian area, this spacious ground floor villa offers a living space of 150m² and benefits from a remarkable private outdoor area with complete privacy. Property Description: - An interior space of 150m² - Large entrance hall with storage - Six bedrooms - Two shower rooms + one bathroom - A functional kitchen opening onto a vast terrace overlooking the garden - A living room featuring a pellet stove - A private saltwater swimming pool - Enclosed, private garden with no overlooking neighbours - A private entrance with automatic gate exclusively for this residence. Soundproofing work has been carried out between the ground floor and the upper level of the villa. To arrange a viewing, please contact Malo Genelot Ganteaume at 06 46 55 24 77 Or the agency at 04 42 83 14 14

Fees and charges:

Well condominium

3 lots in the condominium