



**475 000 €**

**Maison for sale**

**5 rooms**

**Surface : 95 m<sup>2</sup>**

**Surface of the living space : 45 m<sup>2</sup>**

**Surface of the land : 200 m<sup>2</sup>**

**Exposure : Est ouest**

**View : Jardin**

**Hot water : Electrique**

**Indoor condition : excellent**

**Outdoor condition : Bon**

**Cover : Tuiles**

**Benefits :**

Cheminée, double glazing, Buanderie

3 bedroom

1 terrace

1 bathroom

2 WC

1 garage

1 parking

**Energy class (old measure) : C**

**Climate class : C**

Document non contractuel

12/03/2025 - Prix T.T.C



**Maison Simiane-Collongue ref. 874V232M - mandat n°0925**

Presentation video by copying this link into an internet browser:

[https://www.youtube.com/watch?v=v3GGI\\_1OFuA](https://www.youtube.com/watch?v=v3GGI_1OFuA) or by typing Laurent Lambert Invest Immo 83 on Youtube.

Close to the city center, the train station and amenities, in a sought-after area, pleasant country house of approximately 105 m<sup>2</sup> on a beautiful, ideally exposed plot of 420 m<sup>2</sup>.

For your comfort, you will enjoy a 40 m<sup>2</sup> living room, a fitted kitchen, four bedrooms including a 16 m<sup>2</sup> master suite on the ground floor.

The beautiful interior spaces blend perfectly with the land thanks to a beautiful south-facing terrace and its swimming pool with summer kitchen.

Reversible air conditioning. Gas central heating. Canal de Provence. High-quality services. 26 m<sup>2</sup> garage and parking.

**RARE FOR SALE. GUARANTEED LOVE AT FIRST SIGHT.**

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