

In Carnoux en Provence, 15 minutes away from the resort of Cassis, large quiet villa or two 2 bedroom flats



## INFORMATION

Town:	Carnoux-en-Provence
Department:	Bouches-du-Rhône
Bed:	4
Bath:	2
Floor:	180 m2
Plot Size:	1043 m2

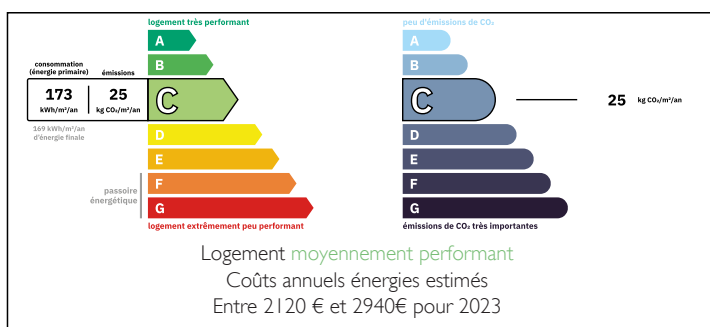
## IN BRIEF

Located in a residential area, just 15 minutes from the seaside resort of Cassis, close to all amenities and motorway links, this comfortable villa comprises two 2 bedroom apartments on two levels, each with independent external access and linked internally by a staircase, thus forming a single villa. A cellar and an attached garage complete this property.

This property therefore meets the following criteria: Family home, second home, junior/senior family grouping, rental income from one of the apartments, independent professional activity.

Outside, there is an outbuilding used as a workshop with a wood storage unit attached. The terraced garden surrounds the property, with a terrace on the street side and another at the rear with an above-ground swimming pool. The gated access opens onto a parking area for 5 vehicles.

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

On the upper level, on the street side, you'll find an apartment comprising a hall, a large living/dining room, an independent kitchen with access to a veranda, a hallway, two bedrooms, a shower room and an independent toilet with a covered terrace at the entrance.

On the lower floor, on the garden side, you'll find a separate kitchen communicating with the garage and its laundry area, a living/dining room, two bedrooms including a master suite with shower room, a separate toilet and a very large, partially sheltered terrace with a summer kitchen for enjoying sunny days.

The garden features an above-ground pool for cooling off in the heat of the day, and a solarium. The terraces at the rear are planted with Mediterranean species and fruit trees (fig and apricot).

Well insulated and of good quality construction (built by a mason), this villa benefits from an open fireplace in the living room on the upper level and an insert in the living room on the lower level. The two bathrooms and the kitchen on the lower level are up to date, and the many cupboards and storage spaces make this a very comfortable property.

The property is located :

15 minutes from Cassis

30 minutes from Marseille St. Charles TGV station

40 minutes from Marseille airport (Marseille-Marianne): 46 kms

## LOCAL TAXES

**Taxe habitation: 1 500 EUR**

## NOTES

-----

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>