LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45563ASR13 Price: 641 300 EUR

agency fees included: 6 % TTC to be paid by the buyer (605 000 EUR without fees)

Spacious architect-designed villa in a peaceful residential setting close to amenities







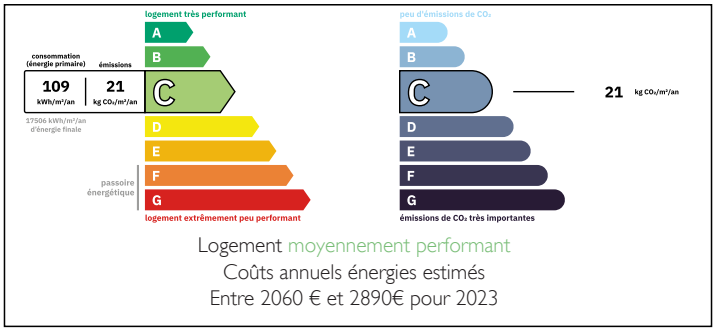








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2060 € et 2890€ pour 2023

INFORMATION

Town:	Cuges-les-Pins
Department:	Bouches-du-Rhône
Bed:	4
Bath:	2
Floor:	160 m2
Plot Size:	1400 m2

IN BRIEF

Nestled in a peaceful and highly sought-after residential setting, within easy walking distance of local shops and public transportation, this spacious single-storey villa, built in 1991, offers approximately 160 sqm of living space, complemented by 48 sqm of cellar and basement areas.

The property boasts generous proportions and comprises seven rooms, including four spacious bedrooms, a family bathroom, a shower room, and two separate WCs. The bright and inviting living room features an insert fireplace, creating a warm and welcoming atmosphere. The fully fitted and equipped kitchen is complemented by a large utility room, providing excellent practicality for everyday living.

Year-round comfort is ensured by a gas-fired central heating system and reversible air conditioning installed in several rooms.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45563ASR13 Price: 641 300 EUR

agency fees included: 6 % TTC to be paid by the buyer (605 000 EUR without fees)







DESCRIPTION

Set on a beautifully landscaped and fully enclosed 1,400 sqm plot, suitable for the construction of a swimming pool, the property enjoys a serene and verdant environment. An attractive paved driveway leads to a large covered shelter adjoining the house, ideal for vehicle parking, storage, or conversion into a workshop.
The meticulously maintained garden showcases a rich variety of mature trees and flowering plants, including roses, flowering pomegranates, almond trees, crape myrtles, cypresses, red and white hibiscus shrubs, silk trees (Albizia), apple trees, plum trees, holly, and ornamental crab apple trees.

Several well-positioned terraces provide delightful outdoor living spaces, allowing residents to enjoy the property's enchanting surroundings throughout the day.

NOTES

A rare opportunity to acquire a property that perfectly combines generous living spaces, modern comfort, and a privileged natural setting.

Access to Aix TGV Rail Station in 50 minutes,
to Marignane Airport (Marseille) in 56 minutes,
in 30 minutes to the Mediterranean coast (Creeks of Cassis and La Ciotat)

Habitable spaces in square meters :
Hall & wardrobe : 7,38
Corridor : 5,41
WC 1 : 3,11
Shower room : 5,12
WC 2 : 2,61
Master bedroom : 16,24
Dressing : 5,66
Shower room : 7,16
Bedroom 2 & wardrobe : 7,74
Bedroom 3 : 13,77
Study : 12,78
Kitchen : 15,98
Living room : 43,10
Laundry room : 7,63

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr