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Ref: A47420GLG13 Price: 585 000 EUR

agency fees to be paid by the seller

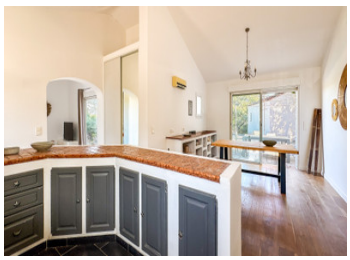
Rare Opportunity – Beautiful Renovated Single-Storey Villa 100 m | 3 Bedrooms | 12x6 Pool | 1,000 m Private















INFORMATION

Town:	Gréasque
Department:	Bouches-du-Rhône
Bed:	3
Bath:	1
Floor:	102 m2
Plot Size:	1100 m2

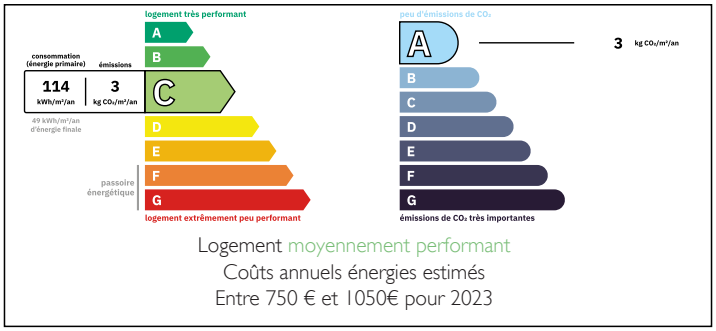
IN BRIEF

Set in a peaceful and sought-after area close to amenities, this renovated single-storey villa offers approximately 100 sqm of comfortable living space. It features a spacious 50 sqm living area with open-plan kitchen, three bedrooms including a 15 sqm room, and a large south-facing terrace.

The lot, enclosed and landscaped 1,000 sqm grounds offer plenty of privacy, with a traditional 12 x 6 m swimming pool and an outbuilding offering the possibility of creating a summer kitchen.

Features include reversible air conditioning, Airzone ducted system, fireplace with insert, new roof and a new swimming pool pump still under warranty. A rare opportunity to enjoy a peaceful and privileged setting.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 750 € et 1050€ pour 2023

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.

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LOCAL TAXES

Taxe foncière: **1400 EUR**

NOTES

DESCRIPTION

Renovated single-storey villa with swimming pool and 1,000 sqm grounds

Set in a peaceful and pleasant environment close to everyday amenities, this beautifully renovated single-storey villa offers approximately 100 sqm of living space, together with a flat, enclosed and landscaped 1,000 sqm plot.

The property offers comfortable living spaces and a practical layout. The main living area is particularly generous, measuring approximately 50 sqm and combining the lounge and dining areas with an open-plan kitchen. The sleeping accommodation includes three bedrooms, one of which offers a spacious 15 sqm.

The outdoor space is a real highlight of the property. A large south-facing terrace provides a natural extension of the living areas and is ideal for enjoying the garden throughout the year. With no overlooking neighbours, the property offers a pleasant sense of privacy. The lot, mature and landscaped garden provides plenty of space for relaxing, entertaining and enjoying outdoor living.

A traditional 12 x 6 m swimming pool completes the outdoor area and creates an ideal setting for summer days with family and friends. There is also an additional outbuilding, offering the possibility of creating a summer kitchen and making even greater use of the outdoor space.

For year-round comfort, the villa is equipped with reversible air conditioning and an Airzone ducted climate control system. A fireplace with insert also adds warmth and character during the cooler months.

Further benefits include quality construction, a new roof and a façade that was renovated a few years ago. The swimming pool pump...