



Contemporary house

CEYRESTE (13)

765 000 €*

* Agency fees to be paid by the seller



122 m²



4 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

Dpt Bouches du Rhône (13), for sale CEYRESTE New villa from 2023 T4 of 122.24 m² - Flat land of 1066m² with swimming pool Expo SUD, quiet, not overlooked close to the village, shops, schools, school bus, walking path... **** New by Anne Moschetti & Laëtitia JULLIEN - Capifrance Luxe&Prestige **** Ideally located near the village of Ceyreste, in absolute calm, surrounded by nature, come and discover this new villa completed in 2023 with the services of quality and very functional. The villa is full of charm, it is perfect for a family with children, a real favorite! You will be seduced by its pleasant volumes and its choice of modern and warm materials. The villa has 122m² on the ground floor. - The living space of approximately 50m² faces due SOUTH, it opens onto the garden with large bay windows. - The 13.44m² kitchen open to the living room with a glass roof is very convivial with its central island and its access to the garden. - A laundry pantry of 6.65m² with exterior access on the North side - A separate WC on the ground floor - A very beautiful master suite facing SOUTH, of approximately 20m² with access to the garden, its bathroom with walk-in shower and its large dressing room. - Upstairs there are 2 identical bedrooms (10.85m² and 10.88m²) facing south, each with a large fitted wardrobe with sliding doors and a view of the hills. - A bathroom with walk-in shower, and window - A separate toilet upstairs. The 1066m² land is fenced, it accommodates a large parking space for 4 cars on its EAST side, then the house below on the flat garden. The land is suitable for swimming pools and allows for an 8x4m² swimming pool with a very large terrace volume up to the villa. We appreciate the calm of the place, not being overlooked, the very beautiful olive trees, the magnificent lime tree, the gabion terraces which separate the parking lot from the garden and the must have with the brand new pétanque court! Construction of 2023, under ten-year guarantees. Quality services with high-end tiles from Sardinia 90x90, double-glazed anthracite aluminum joinery, centralized shutters Heating and air conditioning by Mitsubishi AIR/AIR heat pump in ducted and dual zone which allows you to modulate the desired temperature per room. Thermodynamic water heater. Villa labeled RT 2012 very economical DPE A/A Villa connected to mains sewer with lifting pump Property tax estimated at ~1800€ **** Virtual tour possible with 3D immersion **** Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

** ENGLISH SPEAKERS: please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Anne MOSCHETTI

LA-CIOTAT (13600)

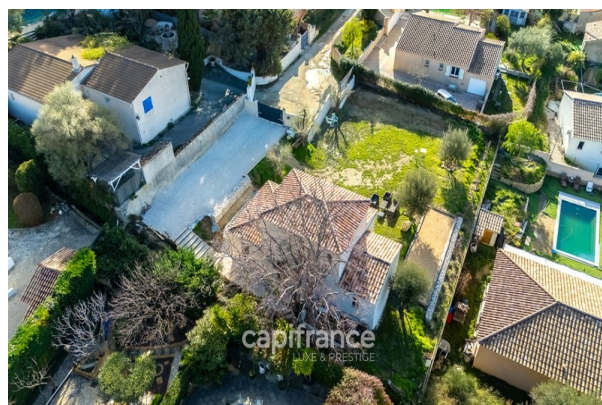
Agent

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MARSEILLE

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 842298

Property type Contemporary house

Year of construction 2023

Exposure South

V Vue dégagée, sur Jardin, sur Montagne, sur Village

SURFACES

Living space 122 m²

Living room surface 46 m²

Land surface 1066 m²

COMPOSITION

Number of rooms 4

Number of bedrooms 3

Toilets count 2

Washrooms 2

DPE/GES

DPE 47

GES 1

APPENDIX

Parking extérieur

Parking space 4

Videophone Oui

SERVICES

Air conditioning Yes

Heater climatisation réversible

Kitchen américaine



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SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle