



Contemporary house

LA CIOTAT (13)

2 340 000 €



440 m²



6 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

*** Exceptional property - panoramic view of the bay of La Ciotat 13600 ***

This contemporary architect-designed house of 440 m2 - including 140 m2 of additional surface area to the main space - built on a plot of 6,300 m2 in 2014 was completely renovated in 2020.

It benefits from an exceptional location overlooking the entire bay of La Ciotat.

This extraordinary situation also highlights the originality of the construction which gives it a unique character of its kind both in terms of the interior spaces and the exterior spaces. The vast living room of 100 m2 with a ceiling height of more than 4 m is open to the exterior spaces through huge bay windows which resemble glass walls, allowing the bay of La Ciotat to enliven the spaces. of life like a true living painting.

The composition of this space is original in a style that is both modern and industrial.

It is divided into a real entrance, guest toilets, a beautifully crafted American kitchen, a dining area and a living room defined around a modern double fireplace fully integrated into the landscape offered. through the bay windows. These open onto a magnificent terrace protected by an automatic bioclimatic pergola and onto an infinity swimming lane with an integrated beach with an area of 60 m2.

Above this living space, a staircase leads to a games room with openings which also take advantage of the view, which you cannot do without once there. Thanks to a play of lights with a glass floor, the mezzanine thus created cannot be separated from the main room.

The house, all of which has marble floors, consists of 3 bedrooms with the possibility of making a 4th if necessary.

The property has 4 bedrooms including two master suites, one of which is completely independent located on the garden level.

The first two bedrooms of 14 m2 and 16 m2 with built-in wardrobes are located half a level from the main room with their shared bathroom, nearby.

On the first floor, the beautiful master suite of 35 m2 with its dressing room, its bathroom and its private terrace seduces with a unique panorama that it offers to its occupants and its comfortable space.

A fourth bedroom on one level opening onto the garden through a bay window could also become, with a few additional arrangements, an independent 40 m2 studio in order to accommodate family, friends or a caretaker.

The new configuration is presented to you in photos.

The house, although designed with specific fittings, nevertheless remains functional with additional spaces in the basement, tiled garage of 40 m2, laundry room, wine cellar, room fitted with storage, technical room.

It is equipped with all the modern amenities expected for this type of property: new Panasonic reversible air conditioning, heated floor, solar water heater, videophone, individualized closing in the master suite, centralized vacuum, interior and exterior alarm, drilling - ideal for watering such landscaped land.

This property is ideal for entertaining friends and family all year round as well as for living peacefully close to the sea, in peace and quiet, surrounded by nature while being close to the pretty town of La Ciotat and all the amenities that it offers to its inhabitants. Video of the whole thing online. -

Les honoraires d'agence sont à la charge de l'acquéreur, soit 4,00% TTC du prix hors honoraires.

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)

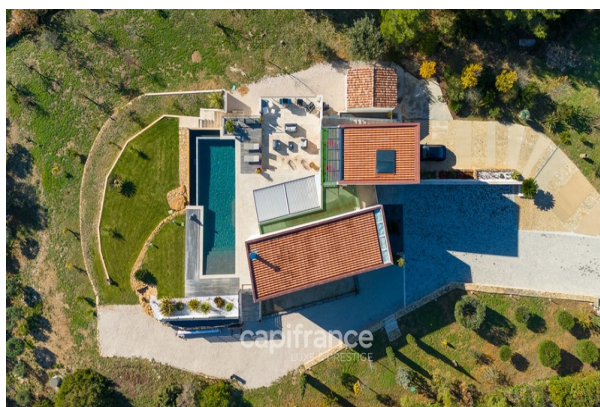
Agent

RSAC : 891 444 697 00017

Courts service city :
MARSEILLE

(+33)6 22 03 18 46

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 851948

Property type Contemporary house

Year of construction 2014

Exposure South

View Vue Panoramique, sur Mer, sur Piscine, sur Port

SURFACES

Living space 440 m²

Surface Carrez Law 220 m²

Living room surface 100 m²

Land surface 6300 m²

COMPOSITION

Number of rooms 6

Number of bedrooms 4

Number of bathrooms 2

Toilets count 2

Terrace 1

DPE/GES

DPE 87

GES 2

APPENDIX

Parking extérieur

Parking space 10

Garage 2

Cellar 1

Videophone Oui

SERVICES

Air conditioning Yes

Heater électricité

Heater climatisation réversible

Kitchen américaine

Swimming-pool Yes

Intercom Yes



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

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