



**LUXURY PROVENCE**  
l'agence immobilière

1 450 000 €

For sale villa contemporaine

8 rooms

Surface : 220 m<sup>2</sup>

Surface of the living : 52 m<sup>2</sup>

Year of construction : 2022

Exposition : Sud

View : Jardin

Inner condition : Neuf

External condition : Neuf

Features :

pool, air conditioning, double glazing

6 bedroom

2 terraces

1 bathroom

2 show ers

3 WC

1 parking

Emission of greenhouse gases (ges) : A

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22/12/2024 - Prix T.T.C



### Villa contemporaine 165 Cabriès

Luxury Provence offers for sale a sumptuous contemporary villa located in the heart of Calas, in a quiet and residential area of the city center close to the golf course. This 220 m<sup>2</sup> villa will seduce you with its careful architecture and new interior. It benefits from a south-facing exposure, offering abundant natural light all day long. Its main living space of 52 m<sup>2</sup> opens onto a wooded garden, guaranteeing perfect tranquility. You will appreciate its equipped, modern and functional American kitchen, as well as its efficient heating system via a heat pump. The house includes five bedrooms, a bathroom, two shower rooms, and three toilets for optimal functionality. An independent T2 of 36 m<sup>2</sup>, as modern as the villa, has its own terrace. Built in 2022, this detached residence offers quality services such as a swimming pool, air conditioning and double glazing. It has two terraces to enjoy sunny days, as well as a car park to make parking easier. Sanitation is connected to the mains sewer. A real gem to discover quickly! For further information, please contact Mr Hugo Cordon on 06 30 09 20 98, commercial agent registered with the RSAC of Aix under number 978480044. If you need an estimate of your property, I will be delighted to provide it to you. to offer !



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Document non contractuel - Barème de prix disponible sur notre site internet