



**LUXURY PROVENCE**  
l'agence immobilière

1 195 000 €

**For sale villa**

**7 rooms**

**Surface : 227 m<sup>2</sup>**

**Surface of the living : 50 m<sup>2</sup>**

**Surface of the land : 600 m<sup>2</sup>**

**Year of construction : 1972**

**Exposition : Sud est**

**View : Mer panoramique**

**Inner condition : Excellent**

**External condition : Rénové**

**Features :**

Electric shutters, Automatic gate, Calm

6 bedroom

2 terraces

1 bathroom

3 show ers

4 WC

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : C**

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13/05/2024 - Prix T.T.C

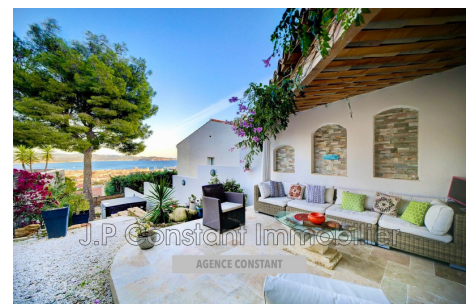


### Villa 8805 La Ciotat

Superb villa, offering a panoramic sea view over the entire bay of La Ciotat, in a quiet area. This villa, completely renovated with quality services, consists, on one level, of a first level offering an area of 108 m<sup>2</sup> with a large living room opening onto a beautiful terrace of 50m<sup>2</sup> with sea view, an equipped open-plan kitchen, 3 bedrooms, a bathroom, a shower room and separate toilet. You benefit from a superb garden of 600 m<sup>2</sup>, well planted with trees, housing a summer lounge with fireplace, a jacuzzi, all with a breathtaking sea view. On the garden level, a 3-room apartment of 63 m<sup>2</sup> with living room, fitted kitchen, 2 bedrooms, a bathroom and a studio of 18m<sup>2</sup>. Also on this same level, a 45 m<sup>2</sup> room currently serving as a laundry room but which can be transformed into a third apartment. All of the apartments located on the garden level also have independent access and a sea view. Plenty of places to park your vehicles inside the house.

**Fees and charges :**

1 195 000 € fees included



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