



**LUXURY PROVENCE**  
l'agence immobilière

**1 050 000 €**

**For sale villa**

**4 rooms**

**Surface : 160 m<sup>2</sup>**

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

**Surface of the land : 430 m<sup>2</sup>**

**Year of construction : 2022**

**Exposition : Est ouest**

**View : Mer**

**Hot water : Electrique**

**Inner condition : New**

**External condition : New**

**Features :**

Pool house, Climatisation, Electric shutters,  
Automatic gate, Calm

3 bedroom

2 terraces

3 showers

2 WC

2 parkings

**Energy class (dpe) : A**

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

Document non contractuel

27/04/2024 - Prix T.T.C



### Villa 8827 La Ciotat

**EXCLUSIVE, NEW ARCHITECT'S VILLA** located on the heights of LA CIOTAT offering a panoramic sea view . Superb inverted duplex villa of approximately 170m<sup>2</sup> built on a plot of 400m<sup>2</sup> in absolute calm . It consists, on the ground floor, of a large bright living room with a breathtaking view of the sea, an American kitchen (to be fitted out), a shower room and a toilet. On the ground floor, a master suite with dressing room and shower room, two bedrooms, a shower room and a separate toilet. All rooms have direct access to the garden. A pool house, as well as two private parking spaces. Not subject to DPE (finishing in progress).

**REDUCED NOTARY FEES!**

Fees and charges :

Well condominium

6 lots in the condominium 1 050 000 € fees included



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