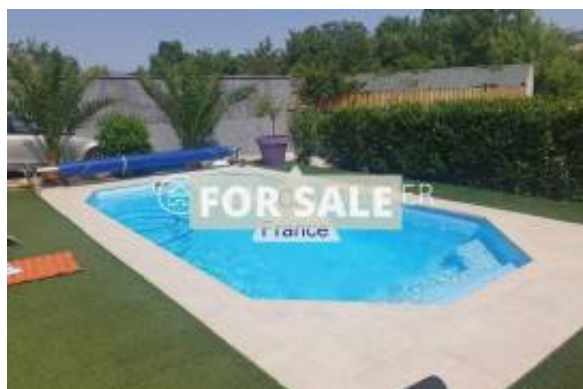




Superbe Villa Moderne T5 De 132m2 Avec Bel Extérieur Et Piscine - Secteur Les Roubauds



Information de l'agent

Nom:	David Evans
Nom de compagnie:	Cle France Ltd
Pays:	Royaume-Uni
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Téléphone:	+44 (1440) 820-358
Languages:	English, French
Site web:	https://clefrance.co.uk

Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 757,671.16

Location

Pays:	France
État/Région/Province:	Provence-Alpes-Côte d'Azur
Ville:	Plan-de-Cuques
Indicatif régional:	13380
Soumis:	03/11/2025

Description:

In the heart of the Roubauds district, in Plan-de-Cuques, come and discover this superb villa with an exterior of 500 m². This villa, built in 2017 and still under ten-year warranty, totals 111.50 m² of living space on two levels, as well as a magnificent conservatory of 20 m².

Following an entrance with cupboards, the interior space offers us a warm living room of nearly 39 m² lit by beautiful openings and including a superb equipped and fitted kitchen. The living room, ideally exposed South, extends to the exterior: you will then enjoy a beautiful modern conservatory and a vast terrace, which continues onto the pool area ideal for moments of relaxation and sharing and an unobstructed view of the hills of Allauch.

Upstairs, via a beautiful staircase, the sleeping area features 3 bright bedrooms ranging from 11 to 13m².

Perfectly decorated, the house is equipped with reversible air conditioning in all rooms as well as numerous storage spaces which also provide additional functional space. A bowling green and a sublime swimming pool complete this property.



For your comfort, a very beautiful space can accommodate several vehicles inside the property.

Enjoy an exceptional environment, close to the city of Marseille, close to shops, schools and transport.

Don't delay in visiting it.

Apologies for the triangle overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

The department of the Bouches-du-Rhone is in the region of Provence Alpes / Cotes d'Azur in the South East of France and is an interesting and varied region for visitors to Provence, from the bustling centre of Marseille to the peaceful hillside villages, there is an abundance of beautiful coastal scenery and fascinating towns such as Arles and Aix-en-Provence to explore.

The Bouches-du-Rhone is situated in the south-west corner of the Provence Alpes / Cotes d'Azur region, on the Mediterranean coast and with the Languedoc-Roussillon region to the west. Marseille is the principal / capital city of the department.

Due to its diversity, the towns and roman monuments, the impressive scenic highlights, and its typically 'Provençal' character a visit to Bouches-du-Rhone has something of interest for both the first time visitors as well as seasoned property hunters looking for their dream home.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

For everything you need to know about French property visit www.clefrance.co.uk



Commun

Chambres:	4
Salle de bains:	2
Dimesions du lot:	400 m ²

Room details

Indoor Features:	Fitted kitchen
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Utility details

Heating:	Oui
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Building details

Outdoor Amenities:	Pool
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Lease terms

Date Available:	
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Contact information

IMLIX ID:	IX7.787.849
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