

# 4-Bedroom Villa with Independent Apartment, Panoramic Views, Quality Materials

Price : € 895.000



Rooms : 10

Bedrooms : 4

Bathrooms : 3

Sqft : 230 m<sup>2</sup>

Type : House

Views : Mountains, Sky

Land Area : 2224m<sup>2</sup>

Reference ID : 1200 / 1200

Located in an exclusive, peaceful area near a private school, shops, and the town center, this villa offers an ideal orientation to enjoy spectacular sunsets. A rare gem that perfectly combines modern comfort and exceptional views, this stunning contemporary villa of 230 m<sup>2</sup> sits on a 2,224 m<sup>2</sup> plot with breathtaking views of the valley, Sainte Baume, and Sainte Victoire. From the entrance, featuring ample storage, you'll be captivated by the villa's spacious volumes. The living area includes a modern, fully-equipped kitchen with high-quality materials and appliances, seamlessly opening into the dining room and living room. The villa has four generously-sized bedrooms, including a master suite with a bathroom and walk-in shower. Two additional bathrooms and two separate toilets complete the sleeping area. A separate 100 m<sup>2</sup> studio on the garden level, with its own private terrace, includes a kitchen, bathroom, toilet, and living space—perfect for welcoming guests or seasonal rentals. Outdoors, you'll find an infinity pool, landscaped garden, and a relaxing terrace. The villa is equipped with recent, high-end features: underfloor heating, a new heat pump, security system with cameras, central vacuum, water softener, fiber optics, and more. A double garage and a fully-equipped workshop complete this exceptional property.

## Features :

Water softener

Air-conditioning

Central vacuum system

Home automation

Double glazing

Sliding windows

Internet

Crawl space

Electric shutters

Barbecue

Outdoor lighting

Optical fiber

Alarm system

Safe

Intercom

Electric gate

Swimming pool

Security door

**Area`s:**

1 Bedroom

1 Land

1 Entrance

1 Lavatory

1 Equipped kitchen

1 Dining room

1 Living-room

1 Bedroom

1 Bathroom

1 Bedroom

1 Shower room

1 Terrace

1 Garage

1 Workshop

1

1 Apartment

1 Terrace

1 Bedroom

1 Shower room

1 Lavatory

**Nearby:**

Highway (10 minutes)

Bus

Town centre (3 minutes)

Movies (3 minutes)

Shops (3 minutes)

Day care (3 minutes)

Primary school (10 minutes)

Secondary school

Golf (15 minutes)

Doctor (5 minutes)

Public parking

Public pool (10 minutes)

Sport center

Supermarket (5 minutes)

Tennis

Energy - Conventional consumption Class : C

Energy - Emissions estimate Class : A

Electricity : 1

Land Value Tax : 2.800 € / year

Energy - Conventional consumption : 107 kWh/m<sup>2</sup>.year

Energy - Emissions estimate : 3 kg éqCO<sub>2</sub>/m<sup>2</sup>.year



See more

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