



## Beautiful Villa in a private domain

2 700 000 €



### DESCRIPTIVE :

Located in the gated domain of "the Castellet", quiet and residential, beautiful "Neo-Provençal" style villa of more than 200SQ.M of living area, completely and recently renovated, built on a beautiful flat and wooded plot of 1509SQ.M with large swimming pool.

It offers 8 main rooms and consists of:

- on the "Garden Level": entrance hall, living room, kitchen, 4 bedrooms and 3 bathrooms / 2 with toilets, 2 guest toilets, laundry room and garage.
- on the 1st floor: a bedroom with shower room/toilet, an office and 2 terraces.
- in the basement: large basement

Information on the risks to which this property is exposed is available on the Georisques website: [georisques.gouv.fr](http://georisques.gouv.fr)

### Characteristics of the property:

Wastewater: mains drainage  
 Hot water: electric heating  
 Heating: Electric underfloor  
 Style: Neo-Provençal  
 Built in: 1991  
 Year of renovation: 2024

### Legal information:

Fees payable by the seller 5% including VAT  
 Property tax: €4,500/year  
 Monthly charges: €100/month

### Services:

Double glazing, Double flow ventilation, Irrigation, Barbecue, Exterior lighting, Alarm, Intercom, Electric gate, Armored door, Swimming pool.

This entire document, images and illustrations remain without any contractual or legal commitment and may be subject to modification without notice.

### REF: VF370

This document does not form part of any offer or contract. All measurements, areas and distances are approximate. The information and plans contained herein are believed to be correct, however, their accuracy is not guaranteed. The photographs show only certain parts of the property at the time they were taken. This offer is subject to change of price or other conditions, without prior notice.

### DETAILS



\*200 m<sup>2</sup>



Renovated



5



Facing south



Clear view

\*marketable surface area



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