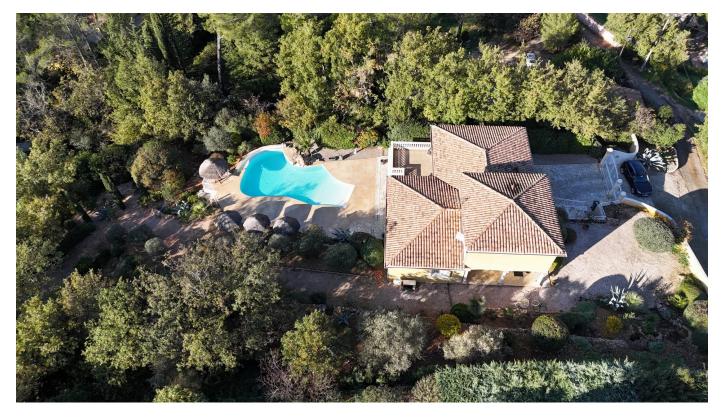
## 4-Bedroom Villa with Independent Apartment, Panoramic Views, Quality Materials

Price : € 840.000



<b>Rooms :</b> 10	Bedrooms : 4	Bathrooms: 3	<b>Sqft :</b> 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

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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 éqCO2/m<sup>2</sup>.year



## See more

https://astridsegaar-realestate.com/listing/4-bedroom-villa-with-independent-apartment-panoramic-views-qualitymaterials-85357304

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