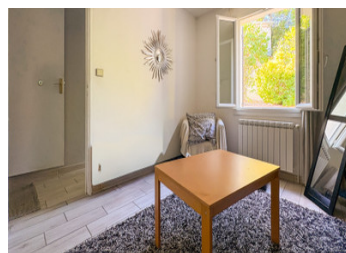


## Spacious 150 m House with Pool – 3 Bedrooms, Terraces & Potential for 2 Independent Homes

### EXCLUSIVE



### INFORMATION

|             |                      |
|-------------|----------------------|
| Town:       | Septèmes-les-Vallons |
| Department: | Bouches-du-Rhône     |
| Bed:        | 3                    |
| Bath:       | 2                    |
| Floor:      | 150 m <sup>2</sup>   |
| Plot Size:  | 1 100 m <sup>2</sup> |

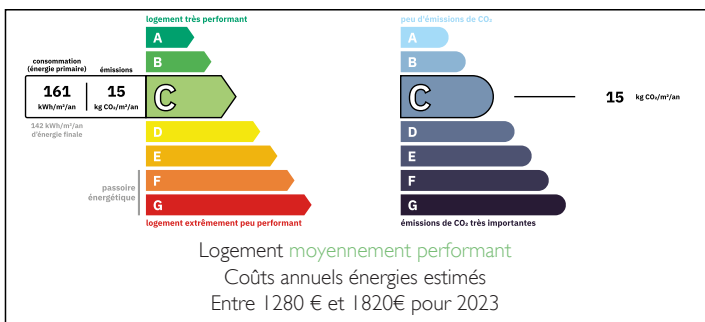
### IN BRIEF

This 150 m<sup>2</sup> house with a swimming pool, located in Septèmes-les-Vallons, sits on a 1,000 m<sup>2</sup> plot in a peaceful and pleasant environment with no vis-à-vis. It offers a functional layout with 5/6 rooms, 3 bedrooms, 2 shower rooms, 2 living rooms, 1 dining room and 2 open-plan kitchens. The 60 m<sup>2</sup> of terraces and balconies provide plenty of natural light and create pleasant outdoor living spaces.

The property also benefits from parking for 3 vehicles and a converted mezzanine-home office space. Its layout offers interesting potential to create two independent homes, subject to technical and administrative feasibility, making it ideal for a family project, multi-generational living or an investment opportunity.

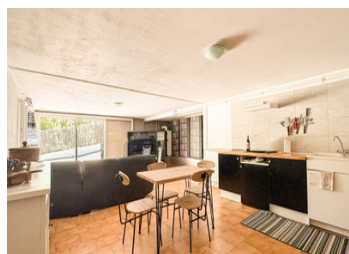
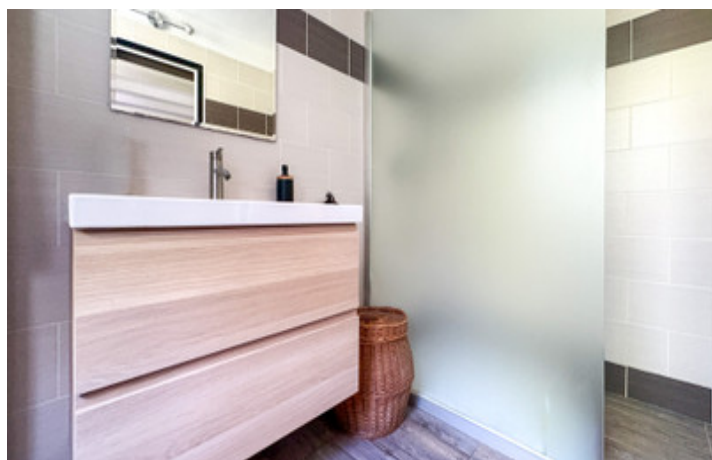
In very good condition, the house benefits from mixed gas/electric heating and air conditioning, with an Energy Performance Rating of C. A complete and

### ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

Spacious 150 m<sup>2</sup> House with Swimming Pool, 3 Bedrooms, Terraces and Potential for Two Independent Homes

This 150 m<sup>2</sup> house in Septèmes-les-Vallons, north of Marseille, offers a spacious and versatile layout with excellent potential for different living arrangements. Set on a generous 1,000 m<sup>2</sup> plot, the property enjoys a peaceful residential setting with no overlooking neighbours, providing privacy and a pleasant outdoor environment.

The house comprises 5/6 rooms, including 3 bedrooms, 2 shower rooms, 1 WC, 2 living rooms, dining rooms and an 2 open-plan kitchen. The layout offers plenty of flexibility and can be adapted to suit a family, a multi-generational household or a buyer looking for a property with additional development potential. The approximately 60 m<sup>2</sup> of terraces and balconies extend the living areas outdoors, bring plenty of natural light into the house and create attractive spaces for relaxing, dining and enjoying the Mediterranean climate.

The property also features a private swimming pool, parking for up to 3 cars, a basement and converted mezzanine/ home office, providing valuable additional space for storage, hobbies or future projects.

A particularly attractive feature is the property's potential to create two independent homes, subject to technical and administrative feasibility. This flexible configuration could suit a family looking for two separate living spaces, a multi-generational living project or an investor seeking a property with rental or investment potential.

The house is in very good condition and benefits from mixed gas and electric heating, a gas water heater and air conditioning....

## NOTES