

SPACIOUS 150 M² HOUSE WITH POOL – 3 BEDROOMS, TERRACES & POTENTIAL FOR 2 INDEPENDENT HOMES

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PROPERTY FACT FILE

REFERENCE	A47465GLG13
PRICE	€ 550,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	2
ACCOMMODATION	150 m²
LAND	1100 m²
TOWN	Septèmes-les-Vallons
DEPARTMENT	
LOCATION	50km or less to ferry
TYPE	Maison de Vacances, House, Maison de Maitre
CONDITION	Good condition
FEATURES	

*Price based on current exchange rate which is subject to change





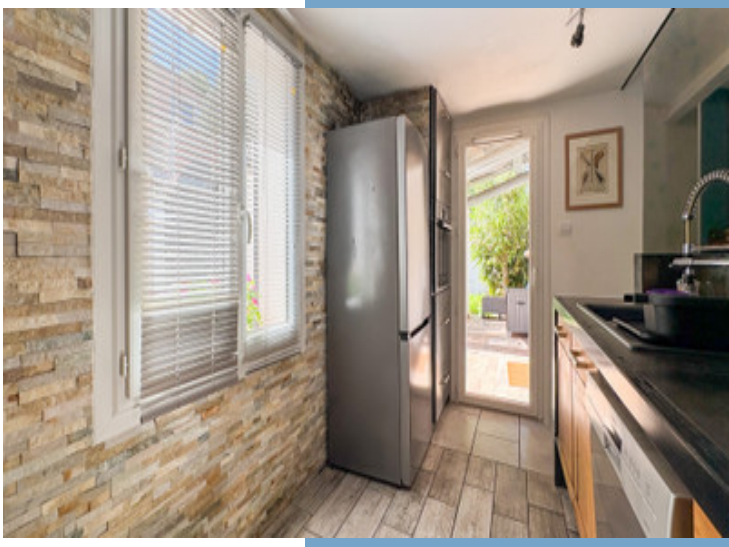
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- Private pool in a peaceful setting
- 1,000 m² plot
- Potential for 2 independent homes
- 60 m² of terraces and outdoor space
- Close to Marseille and local amenities

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This 150 m² house with a swimming pool, located in Septèmes-les-Vallons, sits on a 1,000 m² 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 m² of terraces and







DESCRIPTION

Spacious 150 m² House with Swimming Pool, 3 Bedrooms, Terraces and Potential for Two Independent Homes

This 150 m² 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 m² 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 m² 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, ana 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 renta...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A47465GLG13

COMPLETE FILE AND PHOTO ON REQUEST

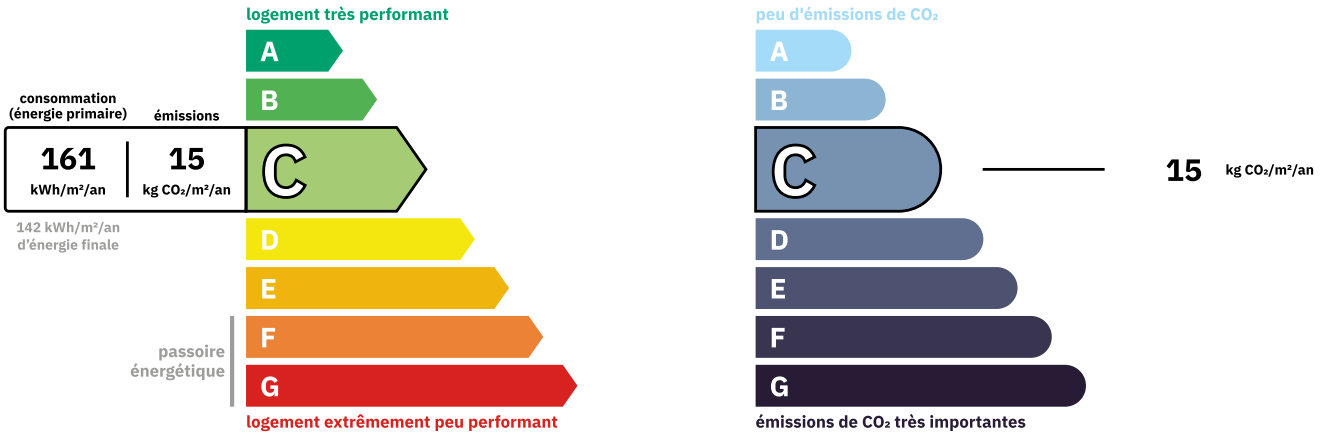
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 1280 € and 1820€ for 2023

NOTICE

Leggetts, their client and any joint agents give notice that:

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE AND PHOTOS ON REQUEST

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