



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

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



PROPERTY FACT FILE	
REFERENCE	A47465GLG13
PRICE	€ 550,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	2
ACCOMMODATION	150 m ²
LAND	1100 m ²
TOWN	Septèmes-les-Vallons
DEPARTMENT	
LOCATION	50km or less to ferry
TYPE	Maison de Vacances, House, Maison de Maître
CONDITION	Good condition
FEATURES	
*Price based on current exchange rate which is subject to change	



- 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

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

Ref : A47465GLG13

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



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

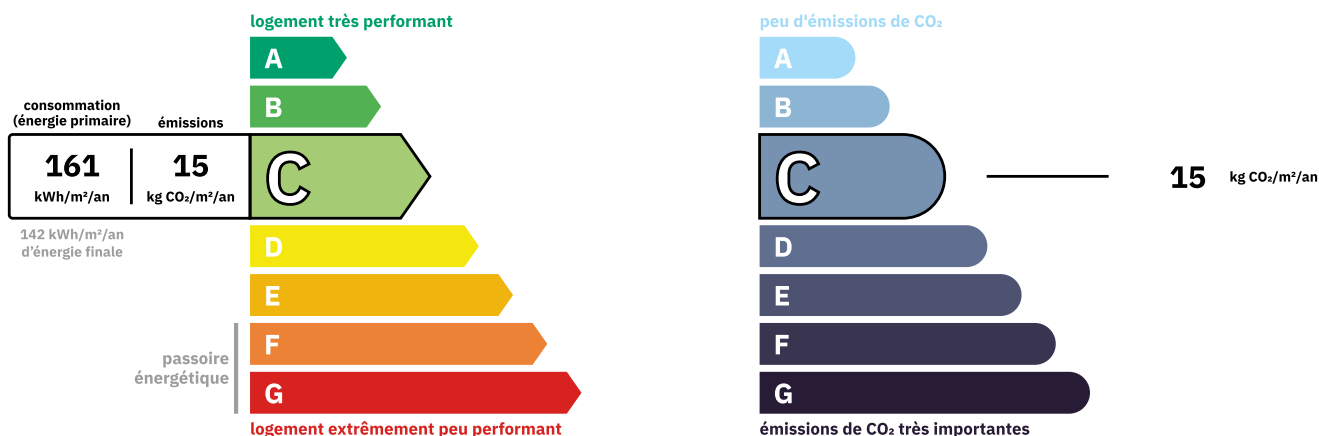
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr

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

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

Ref : A47465GLG13

ENERGIE-DPE



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

NOTICE

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

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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

Réf : A47465GLG13
FILE COMPLETE
AND PHOTOS
ON REQUEST

LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr