



## VILLA - 155 m<sup>2</sup> - Aubagne

Bathrooms	2	Specifications	<b>Alarm, Reversible airconditionning, Garden, Garage, Terrace</b>	Réf. : 1300446
Bedrooms	4			Mandate : 75
Garages	1			
Lot size	<b>3600 m<sup>2</sup></b>			
Year	<b>2008</b>			
Energy Consumption	<b>C</b>			<b>686 000 €</b>

On a wooded plot of 3600 m<sup>2</sup>, not overlooked, contemporary villa with a Zen spirit, arranged on 2 levels and offering beautiful luxurious amenities. On the garden level, a large 50 m<sup>2</sup> living room and its extension, a 20 m<sup>2</sup> top-of-the-range fitted kitchen, a cellar/laundry room, 2 bedrooms, one suite with shower room and dressing room. Upstairs, an office area, two bedrooms and a bathroom opening onto a terrace. Two outbuildings converted into offices and studios complete this property with its refined design located in absolute calm.

Éoures is a quiet and upscale district straddling the communes of Marseille and Aubagne at the foot of the Ruissatel hill. A village district par excellence, a small lost paradise in the East of Marseille, it is highly prized for its living environment and tranquility. Neighbour of La Treille, he knew the arrival of Marcel PAGNOL, RAIMU and FERNANDEL. Because that's where "Le Schpountz" was shot, and the famous "Anchovies of the Tropics" was born!

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