

Maison Gémenos 146 m²



PRIX DE VENTE : 840 000 €

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DESCRIPTION

Located in a privileged setting, far from the hustle and bustle, discover this 147-square-meter home set on a beautiful, tree-lined 1,069-square-meter lot. Combining absolute tranquility with a remarkable quality of life in this Provence's village of Gémenos, this villa is just a short walk from local shops and offers quick access to major highways.

With generous spaces and abundant natural light thanks to its perfect southeast exposure, the villa opens onto large living areas that look out onto the outdoors.

The ground floor offers superb potential for entertaining, ideal for creating a spacious contemporary living room.

On the sleeping side, the house currently features 3 beautiful bedrooms, one of which is on the ground floor, with the potential to easily converting a 4th bedroom (or a master suite/separate office depending on your plans).

The property's exterior invites relaxation.

The garden, a true oasis of greenery, features a beautiful pool perfect for relaxing under the Provençal sun. The pool house area promises wonderful moments of togetherness with family or friends.

A rare opportunity for customization

Renovation and modernization work is needed to bring out the full potential of this home. This is a unique opportunity for architecture and interior design enthusiasts to create a prestigious, fully customized property that reflects their personal style. Some suggestions for improving a few rooms, generated using AI, are provided as examples

Key features:

Living area: 145 m²

Lot: 1,069 m² enclosed and landscaped

Layout: 3 bedrooms (potential for 4 bedrooms)

Orientation: Southeast, maximum natural light

Outdoor features: Swimming pool, pool house, terraces

Amenities: Quiet setting, close to shops and highway access.

Price: €840,000 (seller pays agent's fees)

Energy Efficiency Rating: C

Montants des frais annuels énergétiques : entre 1460€ et 1980€

Complete file, floor plans, and suggestions for contemporary renovations available upon request.

CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	146.96 m ²	Taxe foncière :	€2.00
NB de pièces :	5 rooms	NB de chambres :	6 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

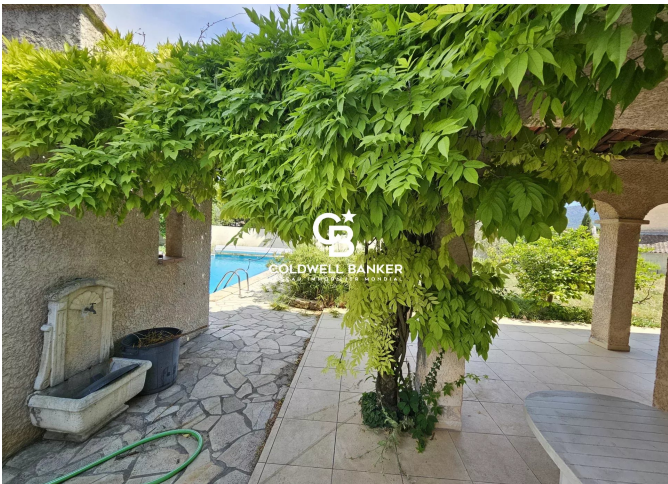
DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 130

Indice d'émission de gaz à effet de serre (GES) : A 4



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