

Modern 3 bedroom villa, large open plan living/dinning room, split level garden (554m2), terrace and garage.



## INFORMATION

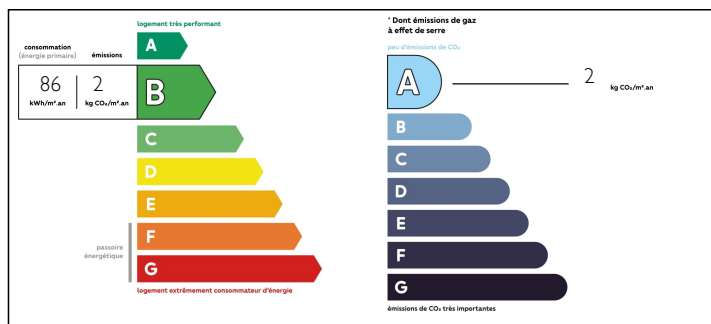
Town:	Lançon-Provence
Department:	Bouches-du-Rhône
Bed:	3
Bath:	1
Floor:	98 m2
Plot Size:	554 m2

## IN BRIEF

This modern 3 bedroom villa is well situated 10 minutes on foot from the centre of the town in a quiet residential area. Built in 2019, this villa has a timber framework and boasts a modern and stylish exterior, but it requires some work to bring it up to its full potential. The interior space offers a blank canvas for the new owner to add their own personal touch and create the perfect home. One of the most exciting features of this property is the opportunity to create a beautiful exterior space. The addition of a swimming pool will provide a perfect setting for outdoor entertaining or pure relaxation.



## ENERGY - DPE



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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.



## LOCAL TAXES

**Taxe foncière: 1357 EUR**

## NOTES

## DESCRIPTION

The interior requires some finishing adjustments. Quotes for these works are available.

Main works need to be carried out to the exterior to create a pleasant outside area.

Please note that the construction was not completed in its entirety – potential buyers are advised that the 10-year building guarantee was not obtainable (insurance company insolvency) and are urged to make themselves fully aware of all information regarding the construction, that complete transparency of all construction stages will be explained and provided along with construction plans, and that the property is sold as seen.

Interior - 98m<sup>2</sup>

- Bright and fully tiled floors throughout, windows are double glazed, electric heating and air-conditioning.
- Fully equipped kitchen, smart white units with stainless steel fittings and wooden worktops. Access to garage/laundry room.
- Large living and dining space with sliding French doors onto the terrace and garden with partially stoned steps up to the upper garden.
- Hallway to the left of the entrance with built-in hanging space.
- Toilet with space and fittings for a hand basin.
- Shower room with built-in shelves, double basin units, large wall mirror, and heated towel rail.
- Bedroom 1 - double room with door opening directly onto garden terrace.
- Bedroom 2 - double room with fitted wardrobe and door to garden terrace.
- Bedroom 3 - double room with 2 fitted wardrobes and window to the front.

South facing exterior: to be landscaped

- Lower level partially wooden decked area and steps to upper level
- Access to garage for storage of garden tools
- Upper level planted with mature olive trees.