

### **About this property**

Located on the Ourika road, just 20 minutes from Marrakech city centre, Vaneau Maroc, your luxury estate agent in Marrakech, offers this secluded villa with a living area of 250 m², built on a 500 m² plot, in a new and secure residence. Designed for comfort and functionality, the villa comprises a bright living room, a dining room, a TV lounge, a separate fully equipped kitchen, a guest toilet and a bedroom with en-suite bathroom on the ground floor. Upstairs, you will find three bedrooms, each with its own en-suite bathroom, offering space and privacy for every occupant. A utility room is also available in the basement, adding further practicality to this property. This villa is ideal as a peaceful main residence, while remaining close to the city. It has VNA certification, is titled and is sold furnished. To arrange a viewing, contact Vaneau Maroc, your luxury estate agent in Marrakech. Agency fees of 3% are added to the sale price.

#### **Robinson Choual**

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Marrakech Agency

Marrakech - Marrakech

Price: 585 000 €

Surface: 2422 sq ft

Rooms: 7

Bedrooms: 4

Floors: 2

Bathrooms: 4

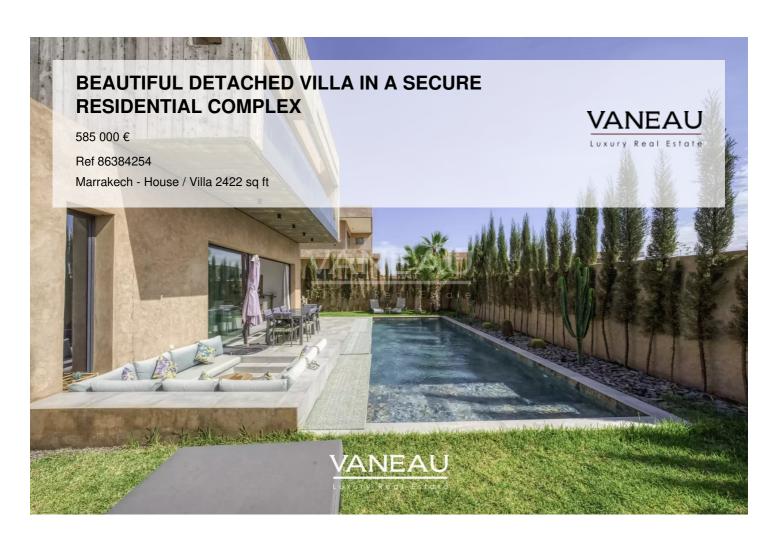
Shower rooms: 0

Garden: Yes

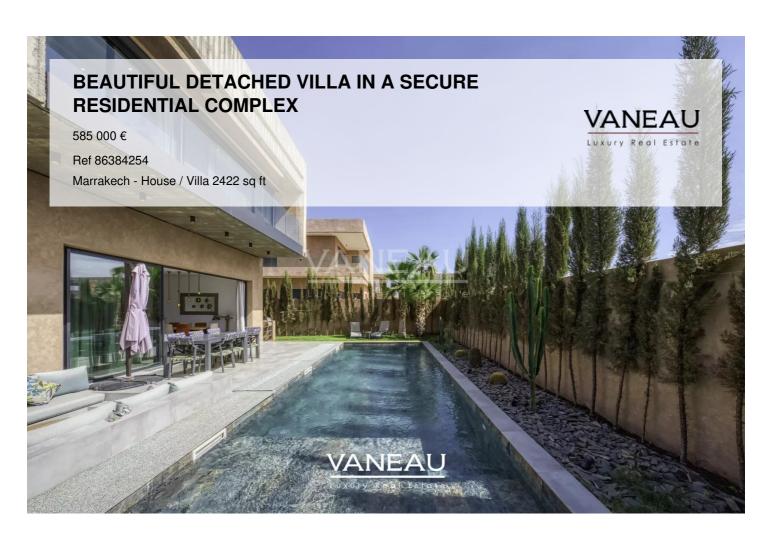
Cellar: Yes

Swimming pool: Yes

Caretaker: Yes









### **VANEAU**

Immobilier de prestige depuis 1972

### **VANEAU LOCATION**

Une équipe dédiée à Paris, Neuilly et Boulogne

### **VANEAU VIAGER**

30 ans d'expérience en vente viagère

## **VANEAU**

### C'EST AUSSI

# VANEAU BUREAUX & COMMERCES

+10 000 offres disponibles

### **VANEAU PATRIMOINE**

Dispositifs de défiscalisation, SCPI, Assurances Vie

### **VANEAU DIGITAL NEUF**

La plate-forme digitale 100% immobilier neuf

### **COURTAGE CRÉDITS**

Exell Crédit immobiliers Assurances emprunteurs

### **GESTION LOCATIVE**

GTF, plus de 7 000 lots gérés à Paris

140 collaborateurs 1200 signatures par an 1000 immeubles par an 2