

# EXCEPTIONAL HOUSE IN GAUTHIER DISTRICT - CASABLANCA

700 000 €

Ref 86219372A

Casablanca - House / Villa 3143 sq ft

**VANEAU**  
Luxury Real Estate



## About this property

Vaneau Maroc, real estate agency in Casablanca and Marrakech, offers you for sale a unique and remarkable property - 292 m<sup>2</sup> living space. A RARE OPPORTUNITY : In the dynamic Gauthier district, discover this house of 292 m<sup>2</sup> living space on a 152 m<sup>2</sup> plot. A true urban gem, it represents one of the last, if not THE last individual house in this sought-after area, now surrounded by modern buildings. CHARACTER & ORIGINALITY : This property stands out with its unique street art decoration that adorns a large part of the interior walls, creating an exceptional contemporary and artistic atmosphere. A real favorite for lovers of urban art and authenticity! SPACE DISTRIBUTION GROUND FLOOR - Generous living spaces : - Bright living room - Welcoming dining room - Modular office (possibility bedroom) - Functional equipped kitchen - Garage - Toilet 1st FLOOR - Private night area : - 1 Master suite with dressing room and private bathroom - 2 additional bedrooms - Shared bathroom 2nd FLOOR - Relaxation area with panoramic view : - Living room with open view - Additional bedroom - Bathroom - Magnificent terrace of over 20 m<sup>2</sup> - A real asset to enjoy beautiful days! KEY FEATURES : - Absolute exclusivity - Last house in the district - Authentic and contemporary street art decoration - 292 m<sup>2</sup> living space distributed over 3 levels - Private plot of 152 m<sup>2</sup> - Rare in urban center - Garage included - Secure parking - Exceptional terrace of 20+ m<sup>2</sup> with open view - Gauthier district - Sought-after and dynamic area - Modularity - Office convertible into bedroom N.B.: This property is sold with title deed, agency fees of 3% in addition to the price

## Robinson Choual

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Marrakech Agency  
Marrakech - Marrakech

**Price :** 700 000 €

**Surface :** 3143 sq ft

**Rooms :** 7

**Bedrooms :** 4

**Bathrooms :** 3

**Shower rooms :** 0

**Terrace :** Yes

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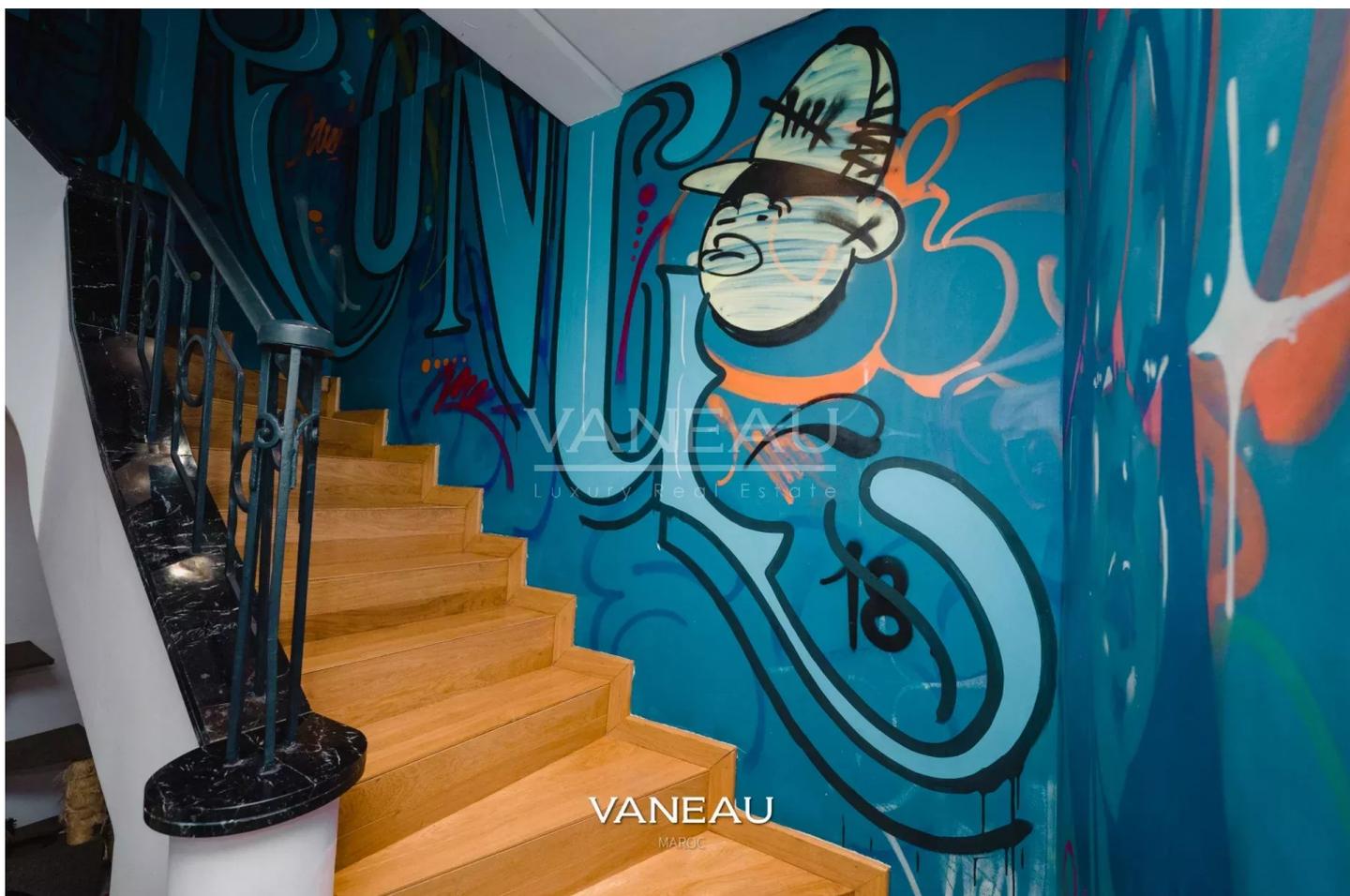
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## **VANEAU**

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**

**2.5 milliards d'actifs gérés**