

# RARE FOUR BEDROOM BOCCARA VILLA

890 000 €

Ref 86700937

Marrakech - House / Villa 3014 sq ft

**VANEAU**  
Luxury Real Estate



## About this property

Vaneau Maroc Real Estate Agency is pleased to offer for sale a rare property on the market. Nestled within an exclusive estate designed by Charles Boccara, this exceptional villa is a true gem, blending architectural authenticity with modern comfort. Just 30 minutes from the city, it offers a peaceful and privileged setting, perfect for a serene lifestyle. Built on a generous 1,100 m<sup>2</sup> plot, this spacious residence boasts 280 m<sup>2</sup> of living space, including four elegant bedrooms, each with its own bathroom, as well as four private toilets and a guest toilet. The reception areas flow seamlessly together: two refined living rooms, a welcoming dining room, and a fully equipped kitchen open onto superb terraces and an outdoor lounge, creating an ideal setting for entertaining and enjoying the good life. This villa is not only aesthetically pleasing; it also impresses with its comfort and durability. Equipped with solar panels for domestic hot water and photovoltaic panels with a battery, this villa combines innovation and environmental responsibility. Practical amenities, such as a garden shed, an outdoor storage room, and a covered carport for two vehicles, make this villa a true haven of tranquility. Sold fully furnished, it is ready to welcome its new owners without any hassle. Imagine yourself relaxing by the private pool, surrounded by a perfectly manicured garden, while savoring the timeless charm of Charles Boccara. Don't miss this rare opportunity to acquire a property where modernity and elegance meet to offer an unparalleled quality of life. Contact us today to arrange a

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Marrakech Agency  
Marrakech - Marrakech

**Price :** 890 000 €

**Surface :** 3014 sq ft

**Rooms :** 7

**Bedrooms :** 4

**Bathrooms :** 4

**Shower rooms :** 0

**Swimming pool :** Yes

**Parkings :** 2

**Caretaker :** Yes

viewing and discover for yourself what this exceptional villa has to offer. Buyer's commission: 3% in addition to the sale price.



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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 & COMMERCE**

+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