

# SINGLE-STOREY VILLA ON A WOODED ACRE

475 000 €

Ref 83262100

Marrakech - House / Villa 4026 sq ft

**VANEAU**  
Luxury Real Estate



## About this property

VANEAU MAROC offers you this superb, single-storey villa on a wooded acre. If you dream of living in a corner of paradise combining luxury, comfort and nature, look no further. This villa in Amizmiz offers all this and more. Set in a vast one-hectare plot, this 374 m<sup>2</sup> single-storey villa with garage is nestled at the foot of the Atlas Mountains. The grounds are adorned with a variety of fruit trees, including olive, lemon, orange and fig. You'll find yourself immersed in a Mediterranean atmosphere. The villa has 3 spacious bedrooms, each with its own bathroom to guarantee privacy and comfort. The 2 large living rooms offer a bright, open-plan living space where you can relax in total serenity. What's more, 1 office is ready to welcome your creative or working moments. A real highlight of this villa is the private hammam, a space dedicated to relaxation and regeneration. The laundry room and covered garage add a practical touch to everyday life. Outdoor enthusiasts will be delighted by the fully equipped summer kitchen, ideal for al fresco meals with family and friends. The private swimming pool offers an oasis of coolness, while the large rooftop terrace is ready to be landscaped according to your desires to create a unique outdoor space. On the ecological side, the villa is equipped with around 30 solar panels that power all the house's circuits, including the automatic watering system, reducing your carbon footprint while ensuring efficient use of energy. In addition, 2 wells and 1 retention pond provide a sustainable source of water to maintain your lush garden. 'NO VNAÂ Â» All our properties are sold titled.

## Robinson Choual

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Marrakech Agency  
Marrakech - Marrakech

**Price :** 475 000 €

**Surface :** 4026 sq ft

**Rooms :** 10

**Bedrooms :** 3

**Bathrooms :** 3

**Shower rooms :** 0

**Swimming pool :** Yes



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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