

## VILLA LOCATED 6 KM ON THE ROAD TO FES

350 000 €

Ref 86844324

Marrakech - Maison 2045 sq ft

**VANEAU**  
Luxury Real Estate



### About this property

Superb terraced villa located on the Fes Road, in a quiet, green, and highly sought-after area. Offering exceptional natural light and spacious rooms, it boasts breathtaking, unobstructed views of the Atlas Mountains. Upstairs, the villa features three large, bright, and well-appointed bedrooms, two bathrooms (one en suite), and two additional bedrooms with balconies offering panoramic views. The ground floor comprises a fully equipped kitchen with a spacious veranda, a comfortable and light-filled living and dining room with direct access to the outside. Built on a 300 sq m plot, the property includes a private swimming pool, a pleasant terrace surrounded by greenery with minimal overlooking, and enjoys a peaceful setting within a gated community with a pool and gardens. Titled villa, ideally located close to amenities and a few minutes from the center of Marrakech, this property represents an excellent opportunity both for a main residence and for a rental investment.

### Robinson Choual

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Marrakech Agency  
Marrakech - Marrakech

**Price :** 350 000 €

**Surface :** 2045 sq ft

**Rooms :** 5

**Bedrooms :** 3

**Bathrooms :** 2

**Shower rooms :** 0

**Balconies :** Yes

**Swimming pool :** Yes

**Terrace :** Yes

**Caretaker :** 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**