

# EXCEPTIONAL PROPERTY: TWO VILLAS ON THE ROAD TO FES

2 400 000 €

Ref 85709212

Marrakech - House / Villa 9149 sq ft

**VANEAU**  
Luxury Real Estate



## About this property

The Vaneau Maroc real estate agency offers for sale this magnificent property nestled on a one-hectare plot with breathtaking views of the Atlas Mountains. The property benefits from a calm and serene environment. The main villa harmoniously blends modernity with traditional Moroccan touches, creating an aesthetic that is both elegant and warm. The noble materials and meticulous finishes demonstrate particular attention to quality. The triple living room, with its spaciousness and natural light, is a welcoming space. The large bay windows allow a seamless connection between the interior and exterior, while offering spectacular views of the Atlas Mountains. The dining room, spanning over 100 m<sup>2</sup>, spread over two levels, designed to accommodate large groups, is the perfect setting for family meals or festive dinners. The 40 m<sup>2</sup> terrace, equipped with a lounge and a bar, overlooks the 13 x 5 meter infinity pool. The spacious, well-appointed, and modern kitchen is a true culinary preparation space. It features an adjoining pantry for plating dishes and opens onto a terrace. The ground floor comprises two elegant suites, each with a bathroom and built-in storage. Upstairs, three additional suites, facing south, offer panoramic views of the Atlas Mountains. The villa is equipped with solar central heating, split air conditioning systems, and a solar hot water system. The photovoltaic system provides almost complete self-sufficiency in electricity during the day, reinforcing the eco-friendly aspect of this house. The second 250 m<sup>2</sup> villa, located at the far end of the garden, features a living room, a dining room, and an open-plan kitchen. This creates an intimate and welcoming atmosphere. The adjacent 30 m<sup>2</sup> north-facing

## Robinson Choual

✉ maroc@vaneau.fr  
phone\_abbreviation  
[+212664905373](tel:+212664905373)

Marrakech Agency  
Marrakech - Marrakech

**Price :** 2 400 000 €

**Surface :** 9149 sq ft

**Rooms :** 12

**Bedrooms :** 8

**Floors :** 1

**Bathrooms :** 8

**Shower rooms :** 0

**Garden :** Yes

**Intercom :** Yes

**Terrace :** Yes

**Caretaker :** Yes

terrace allows guests to enjoy relaxing moments in the shade. It includes two comfortable suites, each with a bathroom and storage space, offering privacy and comfort. A separate apartment at the rear, consisting of a bedroom and a living room with an open kitchen, is ideal for guests or rentals. This independent space is dedicated to well-being and relaxation. It includes a heated flat-bottomed swimming pool, a masonry jacuzzi, and a hammam with a steam generator. The garden is planted with fruit trees and a variety of plants, creating a relaxing and soothing atmosphere. A well with a storage basin ensures optimal automatic watering of this lush green space. Several water treatment systems make the well water drinkable, enhancing the property's self-sufficiency and respect for the environment. Whether as a primary residence or a guesthouse, this property offers a multitude of options. It was completely renovated in 2022, with every detail carefully considered to combine aesthetics, functionality, and comfort. Don't hesitate to contact us to discover this exceptional property. This property has two title deeds and is sold furnished. Buyer's fee: 3% including tax on top of the sale price.



## EXCEPTIONAL PROPERTY: TWO VILLAS ON THE ROAD TO FES

2 400 000 €

Ref 85709212

Marrakech - House / Villa 9149 sq ft

**VANEAU**  
Luxury Real Estate









## EXCEPTIONAL PROPERTY: TWO VILLAS ON THE ROAD TO FES

2 400 000 €

Ref 85709212

Marrakech - House / Villa 9149 sq ft

**VANEAU**  
Luxury Real Estate







## **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