

449 000 €

**Contact agency**

**Saint Jean de Malte - Fuveau**

6 cours victor leydet

13710 Fuveau

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**For sale house**

**4 rooms**

**Surface : 108 m²**

**Surface of the living : 42 m²**

**Surface of the land : 450 m²**

**Year of construction : 1977**

**Features :**

digicode, intercom, double glazing, 2  
stationnements extérieurs, 1 parking en  
box, 2 stationnements intérieurs

3 bedroom

1 terrace

1 bathroom

1 WC

2 garage

3 parkings

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : E**

Document non contractuel

17/08/2024 - Prix T.T.C



**House P24063 Gardanne**

Gardanne 13120 - sought after and quiet area. Type 4 single-storey villa of 108 m² on a plot of approximately 450 m². Facing south, the house has an entrance hall, a living room of 42 m² opening onto a large semi-covered terrace, 3 bedrooms (11.60 m² 11.90 m² 12 m²), a hallway, a dressing room, a bathroom, a separate toilet, a laundry pantry communicating with the kitchen and the 17 m² garage. PVC double glazing openings, central heating and wood stove, fiber, electric gate, intercom. Wood shelter, barbecue. residential environment, green and without nuisance. About 1.5 km from the city center and all its amenities. Bus stops nearby. Pesquier College on foot. price: €449,000. "seller charge" fees. This sheet is extracted from the AMEPI file of which the agency is a member. The agency is thus authorized to carry out its activity in relation with the agency holding the mandate, at no additional cost to the buyer. Information on the risks to which this property is exposed is available on the Géo risks website: [www.georisks.gouv.fr](http://www.georisks.gouv.fr)

Fees and charges :

449 000 € fees included

