

449 000 €

Contact agency

Luxury Provence

531 avenue paul jullien

13100 Le Tholonet

0442944548 / direction@luxury-provence.com

For sale house

4 rooms

Surface : 108 m<sup>2</sup>

Surface of the living : 42 m<sup>2</sup>

Surface of the land : 450 m<sup>2</sup>

Year of construction : 1974

Features :

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

3 bedroom

1 terrace

1 bathroom

1 WC

1 garage

3 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : E

Document non contractuel

03/09/2024 - Prix T.T.C



## House 1475 Gardanne

Luxury Provence offers for sale, in Gardanne (13120), in a sought-after and quiet area, this single-storey type 4 villa offering a surface area of 108 m<sup>2</sup> on a plot of approximately 450 m<sup>2</sup>. Facing south, the house includes an entrance hall, a living room of 42 m<sup>2</sup> opening onto a large semi-covered terrace, three bedrooms (11.60 m<sup>2</sup>, 11.90 m<sup>2</sup>, 12 m<sup>2</sup>), a hallway, a dressing room, a bathroom, a separate toilet, as well as a laundry pantry communicating with the kitchen and the 17 m<sup>2</sup> garage. The house is equipped with double glazed PVC windows, central heating and wood stove, fiber, electric gate and intercom. Outside, you will find a wooden shelter and a barbecue. The environment is residential, green and without nuisance, approximately 1.5 km from the city center and all its amenities. Bus stops are nearby and the Collège du Pesquier is within walking distance. For more information or to arrange a visit, do not hesitate to contact us.

Fees and charges :

449 000 € fees included

