

328 000 €

Contact agency

PEPS'IMMO

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For sale pavilion

4 rooms

Surface : 93 m<sup>2</sup>

Surface of the living : 26 m<sup>2</sup>

Surface of the land : 150 m<sup>2</sup>

Year of construction : 2004

Exposition : Sud

View : Jardin

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : roof terrace

Features :

double glazing, Laundry room, CALM

3 bedroom

2 terraces

1 bathroom

2 WC

1 garage

2 parkings

Energy class (dpe) : B

Emission of greenhouse gases (ges) : C

Document non contractuel

04/04/2025 - Prix T.T.C



### Pavilion 295 Istres

Discover this charming 4-room house located in a quiet and sought-after area, ideal for family life or a first investment. Main features: Living area: 93 m<sup>2</sup> Land: A pleasant 150 m<sup>2</sup> plot, ideal for outdoor moments Garage: The garage has been partially converted into a utility room, providing a practical and versatile area for storage or household chores. Interior: A bright living room, a well-appointed kitchen, 3 comfortable bedrooms, and a modern bathroom. Highlights: Quiet location while remaining close to amenities: schools, shops, and transport just a few minutes away. Pleasant garden, perfect for families or those who enjoy relaxing outdoors. Practical amenities, including a laundry room to optimize space. Price: €328,000 including tax Agency fees: payable by the seller Availability: immediate In accordance with Article L. 125-5 of the Environmental Code, in order to understand the risks associated with this property, we invite you to consult the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) This real estate advertisement was written under the editorial responsibility of Ms. Catherine MEYNARD, real estate agent (without holding any funds), as manager of SARL PEPS'IMMO. This property is not co-owned. Contact : For more information or to arrange a viewing, contact us today.

Fees and charges :

328 000 € fees included

