

499 900 €

Contact agency

L'Immobilier Bleue

Avenue Simon Gouin

13960 Sausset les Pins

04 42 44 56 94 / contact@immobleue.net

For sale villa

4 rooms

Surface : 105 m<sup>2</sup>

Surface of the living : 31 m<sup>2</sup>

Surface of the land : 600 m<sup>2</sup>

Year of construction : 1990

Exposition : Sud

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Features :

POOL, fireplace, Bedroom on ground floor, double glazing, CALM

3 bedroom

2 terraces

1 bathroom

1 shower

1 WC

1 garage

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

18/07/2024 - Prix T.T.C



## Villa 4205 Martigues

Immobilier Bleue offers for sale this pretty Villa in the Escaillon/Barboussade sector Traditional villa on one level crawl space type 4 of approximately 105m<sup>2</sup> on a plot of 583m<sup>2</sup> Entrance with cupboard, beautiful living room of 31m<sup>2</sup> with pellet stove and air conditioning Fully equipped independent kitchen which can be opened onto the living room 3 Bedrooms of 10/12 and 15m<sup>2</sup> including a master suite with private adjoining bathroom Bathroom, Laundry/Pantry Garage of 30m<sup>2</sup>, Swimming pool room, Traditional swimming pool of 7.5x3.5 m, Landscaped garden, Drilling Double glazing, Electric and swing shutters, Attic insulation (5 years), Alarm Nice services To discover without delay Contact Patricia Gurtner at 04.42.44.56.94 and you can consult our advertisements on our agency website: [www.immobleue.net](http://www.immobleue.net) Information on the risks to which this property is exposed is available on the Géorisks website <http://www.georisks.gouv.fr>. To discover without delay Contact Patricia Gurtner at 04.42.44.56.94 and you can consult our advertisements on our agency website: [www.immobleue.net](http://www.immobleue.net) Information on the risks to which this property is exposed is available on the Géorisks website <http://www.georisks.gouv.fr>.

Fees and charges :

499 900 € fees included

