

355 000 €

Contact agency

L'Immobilier Bleue

Avenue Simon Gouin

13960 Sausset les Pins

04 42 44 56 94 / contact@immobleue.net

For sale villa

5 rooms

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

Surface of the living : 30 m<sup>2</sup>

Surface of the land : 580 m<sup>2</sup>

Year of construction : 1980

Exposition : Sud

Hot water : Fuel

Inner condition : to modernize

External condition : GOOD

Features :

fireplace, Bedroom on ground floor, double glazing, Automatic gate

3 bedroom

1 terrace

2 showers

2 WC

1 garage

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E

Document non contractuel

30/01/2025 - Prix T.T.C



### Villa 4270 Martigues

Immobilier Bleue presents this pretty, bright, individual, single-storey villa of approximately 108 m<sup>2</sup> on a plot of over 580 m<sup>2</sup> with a swimming pool. Entrance, south-facing living room with high ceilings and fireplace, kitchen/diner, pantry/laundry room, with garage access 3 bedrooms, recent shower room, a mezzanine with shower room and toilet Modernization work to be planned The villa is part of a private subdivision with ASL (contribution €200 per year) Contact Patricia Gurtner on 04.42.44.56.94 and you can view our ads on our agency website: immobleue.net Information on the risks to which this property is exposed is available on the Géorisques website <http://www.georisques.gouv.fr>.

Fees and charges :

355 000 € fees included

