

481 491 €

**Contact agency**

**L'Immobilier du Cours**

40 cours du 4 septembre

13500 Martigues

04.42.40.34.47 / immobiliere-du-cours@orange.fr

**For sale house**

**4 rooms**

**Surface : 88 m<sup>2</sup>**

**Surface of the living : 33 m<sup>2</sup>**

**Surface of the land : 513 m<sup>2</sup>**

**Hot water : Gaz**

**Inner condition : GOOD**

**External condition : GOOD**

**Features :**

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

3 bedroom

1 terrace

1 bathroom

1 WC

1 garage

**Energy class (dpe) : B**

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

Document non contractuel



**House 2518 Martigues**

**TO SEIZE!** Charming single-storey detached house with a surface area of 88 m<sup>2</sup>, located on a plot of 513 m<sup>2</sup>. This property is composed as follows: an entrance hall, a living room with open fitted kitchen. In the sleeping area there are 2 bedrooms, 1 office, a bathroom, a separate toilet. The property has an isolated garage, outside a 40m<sup>2</sup> tiled terrace as well as a large courtyard. Thus designing itself as the perfect home for a family. The real asset of this property is undoubtedly its calm, which will ensure you serenity on a daily basis.

**Fees and charges :**

481 491 € fees included

