

495 000 €

**Contact agency**

**La Provençale Gardanne**

21 boulevard de la république

13120 Gardanne

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**For sale villa**

**4 rooms**

**Surface : 117 m<sup>2</sup>**

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

**Surface of the land : 924 m<sup>2</sup>**

**Year of construction : 1982**

**Exposition : Sud nord**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

TERRACE, double glazing, AIR  
CONDITIONING, Bedroom on ground floor,  
CALM, POOL

3 bedroom

1 terrace

1 bathroom

1 shower

1 WC

1 garage

1 parking

Document non contractuel

19/10/2024 - Prix T.T.C



**Villa G24076 Meyreuil**

MEYREUIL - 13590 - EXCLUSIVE - In a residential area, close to amenities, single-storey T4 house of 100 m<sup>2</sup> comprising a large living room with open fitted and equipped kitchen, 3 bedrooms, shower room and separate toilet. Electric heating, air conditioning throughout the house, double glazing, alarm. In addition, there is an adjoining independent studio of approximately 17 m<sup>2</sup> with a living space / kitchenette, a shower room and a mezzanine. Adjoining the studio is a 16m<sup>2</sup> garage with storage mezzanine. All on a 924 m<sup>2</sup> plot fully fenced with electric gate and automatic watering. On the entrance side, a large car parking space and on the living room side a large terrace overlooking a 4\*8 swimming pool and garden sheds. Guaranteed to be a hit. This file is extracted from the AMEPI file of which the agency is a member. The agency is thus authorized to exercise its activity in relation to the agency holding the mandate, without additional cost for the purchaser. "Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)".

Fees and charges :

495 000 € fees included

