

1 680 000 €

**Contact agency**

**Agence Coulange**

11, Bld Anatole France

13600 La Ciotat

04 42 83 14 14 / info@agencecoulange.com

**For sale mansion**

**4 rooms**

**Surface : 174 m<sup>2</sup>**

**Surface of the land : 5217 m<sup>2</sup>**

**Year of construction : Avant 1977**

**Exposition : Plein sud**

**View : Dégagée**

**Hot water : Electrique**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

Puit à eau (68 ans), Point d'eau extérieur (eau..., bow ling, double glazing, Automatic Watering, Garage 50 m<sup>2</sup>, Automatic gate, CALM

4 bedroom

3 terraces

2 garage

5 parkings

**Energy class (dpe) : D**

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

Document non contractuel

27/01/2025 - Prix T.T.C



## Mansion 2109 Aubagne

Superb property in the heart of the Solans district, at the foot of the Garlaban... This 174 m<sup>2</sup> character house, located on a 5,217 m<sup>2</sup> plot of land facing due south, offers a unique living environment with numerous development possibilities. It consists of two independent apartments, a T4 and a T2, perfect for a family or a rental project, with several rental income possibilities. The land benefits from a large garage of 50 m<sup>2</sup>, a bowling green, a water well and an automatic gate. Several terraces and parking spaces complete this property, ideal for taking full advantage of its exceptional environment. For more information, contact the agency on 04 42 83 14 14!

**Fees and charges :**

1 680 000 € agency fees 4,76% à the responsibility of the buyer included