

475 000 €

**Contact agency**

**La Provençale Gardanne**

21 boulevard de la république

13120 Gardanne

04 42 22 20 20 / gardanne@la-provence.net

**For sale house**

**5 rooms**

**Surface : 122 m<sup>2</sup>**

**Surface of the land : 418 m<sup>2</sup>**

**Exposition : Est**

**View : Campagne**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

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

4 bedroom

2 terraces

2 showers

2 WC

1 garage

**Energy class (dpe) : C**

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

Document non contractuel

04/12/2024 - Prix T.T.C



**House G24097 Gardanne**

GARDANNE-13120- Superb single-storey detached house of 90m<sup>2</sup> + an independent studio of 32m<sup>2</sup> located in a charming subdivision of Gardanne. Ideally exposed, it benefits from a green view. The house has 3 bedrooms, 1 shower room, 1 toilet and 2 terraces including a veranda ideal for moments of relaxation. The studio can provide additional income or accommodate family and friends. The main living space is decorated with a pellet insert fireplace. A fully equipped independent kitchen will delight cooking enthusiasts. Heating by reversible air conditioning. The condition of the house is impeccable. Double glazing and recently insulated attic for greater comfort. The major asset of this property is the calm that reigns there. The land will allow you to fully enjoy the outdoors without having much maintenance. This is an opportunity not to be missed. 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) LA PROVENCALE Group - SARL with capital of €9,467.08 - Head office - 2 route de la chapelle - 13850 Gréasque. Real Estate Card CPI 1310 2016 000 005 877 - Prefecture of Bouches du Rhône - RCS 351 268 750.

**Fees and charges :**

475 000 € fees included

