

499 000 €

Contact agency

Luxury Provence

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For sale house

4 rooms

Surface : 120 m<sup>2</sup>

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

Surface of the land : 432 m<sup>2</sup>

Year of construction : 1977

Hot water : Electrique

Inner condition : to modernize

External condition : a refresh

Couverture : tiling

Features :

double glazing, fireplace, Bedroom on ground floor, CALM

4 bedroom

1 bathroom

1 shower

2 WC

1 garage

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

27/07/2024 - Prix T.T.C



## House 58 Gardanne

For sale exclusively in Gardanne. Charming house located in a quiet and highly sought-after area, offering a peaceful and pleasant living environment. This property of approximately 120 m<sup>2</sup> is located on a generous plot of approximately 432 m<sup>2</sup>, offering a spacious and private outdoor space. Featuring 3 bedrooms with the possibility of converting a fourth, this house has remarkable potential to become the ideal home for your family. Although updating work is to be expected, this residence offers a healthy and solid environment, including a recently redone roof, renovated insulation and modern door frames, ensuring comfort and energy savings. The interior of the house offers welcoming spaces, ready to be personalized according to your tastes and needs. The layout of the rooms allows for fluid and harmonious circulation, offering a functional and friendly living environment. This property represents a rare opportunity in a popular area, offering its future occupants a peaceful living environment while remaining close to the amenities and infrastructures necessary for daily life. With its great potential and its ideal geographical location, this house is an opportunity not to be missed to realize your real estate project and create the home of your dreams. For any additional questions, contact Audrey Caillol on 06.12.40.33.07 Commercial agent registered with the RSAC of Aix en Provence under number 912422607.

Fees and charges :

499 000 € f

