

1 258 000 €

Contact agency

Agence Riviera

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For sale house

5 rooms

Surface : 198 m<sup>2</sup>

Surface of the living : 50 m<sup>2</sup>

Year of construction : 1975

Exposition : Sud

View : Dégagée Campagne

Hot water : Individuelle Chaudière

Inner condition : Excellent condition

External condition : GOOD

Couverture : tiling

Features :

double glazing, Fenêtre pvc, Fenêtres coulissantes, electric blinds, Carport, Watering, barbecue, Fence, Éclairage extérieur, disabled access, ALARM, Bow ls, POOL

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

2 parkings

1 cellar

Document non contractuel



### House 301102024 La Ciotat

FOR SALE TRADITIONAL HOUSE LA CIOTAT from the 1970s tastefully renovated in 2021 of approximately 165 m<sup>2</sup> on a landscaped plot of 1200m<sup>2</sup> composed on the ground floor located in a dead end: A beautiful entrance, a large 70 m<sup>2</sup> very bright living room lit by huge bay windows with brick partition facing the swimming pool. A very large fitted and equipped kitchen with a modern central island followed by its laundry room and its storeroom. A bedroom on one level followed by its shower room-wc of more than 10m<sup>2</sup>. a guest toilet. ON THE FLOOR: A hallway leading to two large bedrooms with their respective dressing rooms, a large shower room, wc. A fully independent APARTMENT comprising a living room-kitchen opening onto its private terrace-solarium. A pretty bedroom, a shower room-wc. A garage with its workshop and its wine cellar of approximately 70 m<sup>2</sup>. Outbuildings via a staircase adjoining the garage. A traditional swimming pool 16 meters long with its authentic beach. Not overlooked and in absolute calm. 8 minutes walk from the sea, and 50 meters from the soft path.

Fees and charges :

Annual current expenses 160 €

Well condominium

1 258 000 € fees included

