

630 000 €

Contact agency

L'Immobilier du Cours

40 cours du 4 septembre

13500 Martigues

04.42.40.34.47 / immobiliere-du-

cours@orange.fr

For sale villa

8 rooms

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

Surface of the living : 43 m<sup>2</sup>

Surface of the land : 960 m<sup>2</sup>

Exposition : Sud

Hot water : Thermodynamique

Inner condition : to modernize

External condition : exceptional

Features :

POOL, pool house, fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, Automatic gate, CALM

4 bedroom

1 bathroom

1 shower

2 WC

1 garage

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel



### Villa 2583 Lavéra

Discover this magnificent house, ideal for those dreaming of a peaceful living environment close to nature. Located just a few minutes' drive from the beaches, this property boasts a 40m<sup>2</sup> outbuilding, a large, lush garden perfect for enjoying sunny days, organizing moments with family or friends, and cultivating your own green space, as well as a large swimming pool to cool off on hot summer days. With its prime location and comfort, this house is a real opportunity not to be missed for those looking for a life combining tranquility and proximity to the sea.

Fees and charges :

630 000 € fees included

