## 410 000 €

## Contact agency L'Immobilière Bleue

Avenue Simon Gouin 13960 Sausset les Pins 04 42 44 56 94 / contact@immobleue.net

For sale villa 5 rooms

Surface: 115 m²

Surface of the living: 26 m<sup>2</sup> Surface of the land: 500 m<sup>2</sup> Year of construction: 1976

Exposition : Sud

Hot water : Electrique

**Inner condition**: to modernize **External condition**: GOOD

## Features:

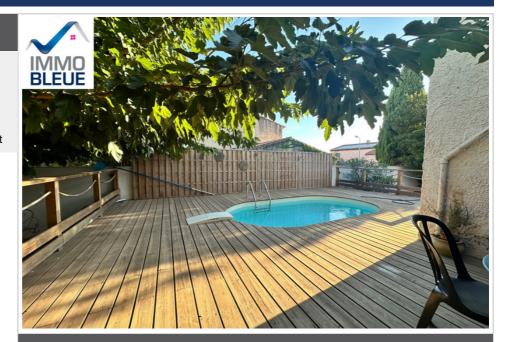
POOL, Bedroom on ground floor, double glazing, CALM

- 4 bedroom
- 1 terrace
- 1 show er
- 2 WC
- 1 garage
- 1 cellar

Energy class (dpe): D

Emission of greenhouse gases (ges) :  $\ensuremath{\mathsf{B}}$ 

Document non contractuel 27/12/2024 - Prix T.T.C



## Villa 4245 Martigues

L'Immobilière Bleue presents this pretty, bright, individual and traditional villa of approximately 115 m² on a plot of over 500 m² Entrance, living room with open kitchen, pantry/laundry room, with garage of over 30m² which also has a cellar in the basement, WC and 1 bedroom on one level Upstairs you will find 3 large airconditioned bedrooms, one of which has a private solarium-type terrace, recent shower room and separate toilet. Outside, a pretty swimming pool with its wooden terrace as well as a beautiful garden area to relax in the cool under the mulberry tree. The villa is part of a private subdivision with ASL (contribution €200 per year) Contact Patricia Gurtner on 04.42.44.56.94 and you can view our ads on our agency website: immobleue.net Information on the risks to which this property is exposed is available on the Géorisques website http://www.georisques.gouv.fr. Fees and charges:

410 000 € fees included





