

635 000 €

Contact agency

L'Immobilier Bleue

Avenue Simon Gouin

13960 Sausset les Pins

04 42 44 56 94 / contact@immobleue.net

For sale villa

6 rooms

Surface : 150 m<sup>2</sup>

Surface of the living : 38 m<sup>2</sup>

Surface of the land : 910 m<sup>2</sup>

Year of construction : 1987

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Features :

POOL, fireplace, Bedroom on ground floor, Automatic Watering, OFFICE, Automatic gate, CALM

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

3 garage

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

16/08/2024 - Prix T.T.C



## Villa 4212 Martigues

L'immobilière bleue offers you this very pretty traditional villa on land of 910 m<sup>2</sup> with swimming pool and small independent single-storey house to renovate of approximately 45 m<sup>2</sup> with large terrace. The air-conditioned main house has on one level: a veranda of 14 m<sup>2</sup>, a pretty hall, a beautiful double living room with fireplace, a large eat-in kitchen, 1 spacious bedroom, a bathroom with toilet, a large laundry room. Upstairs 3 spacious bedrooms and bathroom with toilet. In the basement a garage of more than 60 m<sup>2</sup> and cellar. The wooded garden includes a pretty traditional swimming pool, 2 large independent garages of more than 20 m<sup>2</sup> each and a small house to be completely renovated with terrace, living room, kitchen, bedroom, bathroom and toilet.

Fees and charges :

635 000 € fees included

