

850 000 €

**Contact agency**

**L'Immobilier Bleue**

Avenue Simon Gouin

13960 Sausset les Pins

04 42 44 56 94 / contact@immobleue.net

**For sale house**

**Surface : 253 m<sup>2</sup>**

**Surface of the land : 1828 m<sup>2</sup>**

**Year of construction : 1978**

**Exposition : Sud**

**View : Jardin**

**Hot water : Fuel**

**Inner condition : a refresh**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

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

5 bedroom

2 terraces

1 bathroom

2 showers

2 WC

1 garage

4 parkings

1 cellar

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : E**

Document non contractuel

21/02/2025 - Prix T.T.C



## House 4279 Marignane

Immobilier Bleue offers you in Marignane a plot of land of 1828 m<sup>2</sup> on which there are two houses nestled in a green and calm environment. The first dwelling of approximately 160 m<sup>2</sup> comprises: an entrance hall, a large living room with fireplace and a beautiful spiral staircase leading to a large mezzanine, a separate kitchen, a bathroom and a shower room, a toilet and three bedrooms. This home benefits from a beautiful wooded exterior with terrace, swimming pool and summer kitchen. The second dwelling of approximately 100 m<sup>2</sup> consists of a large living room opening onto a kitchen, a shower room with toilet and a bedroom. The exterior offers a large terrace and a carport. A little bit of renovation work is to be expected, ideal for a family project! Do not hesitate to contact us at 04.42.44.56.94 You can view our ads on our agency website: [www.immobleue.net](http://www.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 :

850 000 € fees included

