

449 000 €

Contact agency

L'Immobilier Bleue

Avenue Simon Gouin

13960 Sausset les Pins

04 42 44 56 94 / contact@immobleue.net

For sale villa

7 rooms

Surface : 190 m<sup>2</sup>

Surface of the living : 54 m<sup>2</sup>

Surface of the land : 900 m<sup>2</sup>

Year of construction : 1986

Exposition : Sud

View : Dégagée

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Features :

POOL, double glazing, CALM

5 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel

18/07/2024 - Prix T.T.C



## Villa 4144 Martigues

Exclusive in this area close to all amenities (college, high school, schools, etc.) Come and discover this large detached villa of approximately 190m<sup>2</sup> with its type 2 outbuilding of approximately 55m<sup>2</sup>, its garage and its swimming pool without vis-à-vis On a plot on several levels this villa is ideal for a family project On the main part: a large hall for your reception, the day area of more than 70m<sup>2</sup> is made up of a through living room with fireplace, a large veranda adjoining the living room and a spacious and functional semi-equipped kitchen. opened. The sleeping area has 3 bedrooms with storage, a large bathroom with shower and bath and a separate toilet A 4th bedroom of over 10m<sup>2</sup> is available on the upper level of the villa, ideal for a guest bedroom or office. On the ground floor of the villa and on one level there is also a large one-bedroom apartment of 55m<sup>2</sup> consisting of a living room with an open kitchen, a bedroom and its private bathroom, ideal for a family project or for rental income. On the ground a garage, a petanque ground, a barbecue area, terrace and its garden with open view without vis-à-vis and swimming pool area out of sight The villa is part of a private housing estate with ASL (200 € annual contribution) To discover quickly visit from Tuesday 20 December Remember to make an appointment! Contact Patricia Gurtner at 04.42.44.56.94 and you can view our ads on our agency website: [immobleue.net](http://immobleue.net) Information on the risks to which this property exposed is available on the Copernicus website.

