

420 000 €

**Contact agency**

**La Provençale Gardanne**

21 boulevard de la république

13120 Gardanne

04 42 22 20 20 / gardanne@la-provence.net

**For sale house**

**8 rooms**

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

**Surface of the living : 24 m<sup>2</sup>**

**Surface of the land : 778 m<sup>2</sup>**

**Year of construction : 1990**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : a refresh**

**Couverture : tiling**

**Features :**

TERRACE, double glazing, AIR  
CONDITIONING, fireplace, Bedroom on  
ground floor, Automatic Watering, CALM,  
POOL

5 bedroom

1 terrace

1 bathroom

2 showers

3 WC

1 parking

1 cellar

Document non contractuel

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A



## House G24079 Rousset

ROUSSET - 13790 - In the charming village of Rousset, your La Provençale agency offers you this bright family home with a surface area of 150m<sup>2</sup>. Benefiting from an unobstructed view facing south, the house has on one level a living room opening onto a beautiful terrace, a fitted kitchen, 3 bedrooms, a bathroom, and a separate toilet. For your comfort, the house offers services such as PVC double glazing, aluminum shutters, air conditioning, fireplace with insert. In the basement, you will find an independent T3 which can constitute a rental income or suitable for a parents/children project. The apartment has a kitchen open to the living room, 2 bedrooms, 2 bathrooms and a veranda bathed in light, Outside, the 778m<sup>2</sup> terraced land offers parking, a swimming pool and a terrace ideal for laying out deckchairs. Not to be missed!

Fees and charges :

420 000 € fees included

