

519 000 €

House for sale

5 rooms

Surface : 153 m²

Surface of the living space : 38 m²

Surface of the land : 404 m²

Year of construction : 1974

Exposure : Sud

Benefits :

air conditioning, double glazing, Bedroom on ground floor, calm, electric shutters

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

Energy class (old measure) : B

Climate class : A

Document non contractuel

22/10/2024 - Prix T.T.C

**SOUS
COMPROMIS**



House ref. 889V414M Gardanne

For sale in the town of Gardanne in a sought-after area, an elegant house of 160 m² on a plot of approximately 400 m², offering a rare opportunity in a delightful setting.

This residence has 4 bedrooms including a parental area, perfectly arranged to accommodate a family. The interior presents a kitchen open to the living room, creating a fluid and contemporary living space. A veranda completes this property and offers an ideal relaxation area to enjoy the sunny days.

Functionality is there with a laundry room and a garage, meeting the practical needs of daily life. Two bathrooms complete the comfort of this residence.

The additional advantage of this property includes an independent studio of 30 m², currently rented at €600, thus offering an appreciable rental income.

Located in a privileged environment, this house harmoniously combines interior space, brightness and practicality. Take this unique opportunity to acquire this remarkable residence. Do not hesitate to contact me immediately to schedule a visit and explore all the characteristics of this unique property.

