

349 000 €

House for sale

4 rooms

Surface : 83 m<sup>2</sup>

Surface of the living space : 34 m<sup>2</sup>

Surface of the land : 460 m<sup>2</sup>

Year of construction : 2007

Exposure : Sud ouest

View : Jardin

Hot water : Electrique

Indoor condition : good

Outdoor condition : good

Benefits :

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

3 bedroom

2 terraces

1 bathroom

1 shower

1 WC

1 garage

1 parking

Energy class (old measure) : C

Climate class : A

Document non contractuel

27/07/2024 - Prix T.T.C



### House ref. 889V570M Gardanne

Gardanne 13120

Halfway between the apartment and the house, I invite you to discover this superb 90m<sup>2</sup> T4 with its spacious 456m<sup>2</sup> south-facing garden, close to all amenities. Very bright and in perfect condition, it consists of a beautiful living room/kitchen, a master suite with bathroom, two bedrooms with closet, a bathroom and a toilet. In the heart of an intimate and quiet residence, you can enjoy a beautiful exterior including two terraces, a garden with several olive trees and fruit trees as well as a garden shed. A closed box in the basement as well as a private outdoor space complete this property. No procedure in progress. Property subject to the status of the co-ownership including lots 21 and 26 of this announcement. Annual charges around 2000€/year. Rare on the market !! For more information, contact Isabelle Gorgodian on 06 86 27 44 84 El sales agent registered with the RSAC of Aix en Provence n°825391220

Fees and charges :

Annual recurring charges 2 040 €

In condominium

