

**356 000 €**

**House for sale**

**4 rooms**

**Surface : 80 m<sup>2</sup>**

**Surface of the land : 300 m<sup>2</sup>**

**Year of construction : 1970**

**Indoor condition : normal**

**Benefits :**

air conditioning, double glazing

3 bedroom

1 shower

1 WC

**Energy class (old measure) : C**



### House ref. 889V641M Gardanne

GARDANNE - 13120 - Exclusive - Type 4 dwelling of approximately 85m<sup>2</sup> + Exterior of approximately 300m<sup>2</sup>. Impeccable general condition, modern services, PVC double glazing, reversible air conditioning x4, insert fireplace, electric roller shutters, equipped kitchen. It consists on the ground floor of a kitchen semi open to a large living room, 2 bedrooms, bathroom, and on the 1st floor a third bedroom (with possibility of terrace). Double terraces on the East and West sides, garden with watering, shelters and DIY corner. Condominium charges 65€/month. Garage rental 66€/month optional. Co-ownership of 60 lots (No procedure in progress).

Marie Budanic - [marie@luxury-provence.com](mailto:marie@luxury-provence.com) -

07 70 27 06 72 - EI commercial agent, RSAC Marseille 920 957 180

CPI13102022000000119 issued by the CCI of Marseille.

Fees and charges :

Annual recurring charges 780 €

In condominium

60 lots in the condominium 356 000 € fees included

Document non contractuel

03/09/2024 - Prix T.T.C

