

499 000 €

House for sale

5 rooms

Surface : 96 m<sup>2</sup>

Surface of the land : 773 m<sup>2</sup>

Year of construction : 1958

Exposure : Sud est

Hot water : Electrique

Indoor condition : a refresh

Cover : tiles

Benefits :

double glazing, fireplace, Bedroom on ground floor, calm

3 bedroom

1 terrace

1 bathroom

1 WC

1 garage

3 parkings

1 cellar

Energy class (old measure) : E

Climate class : E

Document non contractuel

18/05/2025 - Prix T.T.C



### House ref. 889V1493M Plan-de-Cuques

Ideally located at the end of a dead end, in a quiet and sought-after area of Plan-de-Cuques, come and discover this pleasant SINGLE-STORY house of approximately 96 m<sup>2</sup>.

Composed of an entrance serving the kitchen, the living room and a spacious dining room with fireplace, three comfortable bedrooms, a shower room and a separate toilet, it will naturally charm you with its authenticity.

The whole is completed by a 22 m<sup>2</sup> garage, ideal for parking or a workshop project, or an independent studio.

Located on a large plot of 773 m<sup>2</sup>, this house has great potential for expansion, the plot being located in zone UP4, will give you the possibility of carrying out your extension or redevelopment projects.

Some renovation work is to be expected, but this healthy and beautifully built stone



Fees and charges :

Vos Agents ont du Coeur - 5/7 avenue du Général de Gaulle - 13109 Simiane-Collongue

499 000 € fees included

Tél: +33 (0)4 42 94 45 48 - agentsducoeur@gmail.com

Document non contractuel - Barème de prix disponible sur notre site internet