

**379 000 €**

**House for sale**

**4 rooms**

**Surface : 85 m²**

**Surface of the living space : 24 m²**

**Surface of the land : 335 m²**

**Year of construction : 2019**

**Indoor condition : normal**

**Benefits :**

double glazing, air conditioning

4 bedroom

1 bathroom

1 shower

1 WC

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

**Climate class : A**

Document non contractuel

01/07/2025 - Prix T.T.C



### House ref. 889V1688M Gardanne

A stone's throw from all amenities, train station, shops, school and main roads, very recent villa, (2021). It is composed on the ground floor of a living area with open kitchen opening onto the terrace, a bedroom, a toilet, and a shower room, as well as an additional room with a 15m² kitchenette giving direct access to the garden. Upstairs, 2 bedrooms, a bathroom and a separate toilet. All on a plot of 335m² with a large terrace. villa still under ten-year warranty, double glazing, electric roller shutter, fitted kitchen, air conditioning.

If you would like more information, please do not hesitate to call Marion at 06 52 58 00 63.

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