

**352 000 €**

**House for sale**

**5 rooms**

**Surface : 99 m²**

**Surface of the land : 659 m²**

**Year of construction : 1987**

**Exposure : Est**

**Hot water : Electrique**

**Indoor condition : A rénover**

**Benefits :**

double glazing, 1 parking en box, Bedroom on ground floor

3 bedroom

2 terraces

1 bathroom

1 WC

1 garage

1 parking

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

**Climate class : C**

Document non contractuel

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



### House ref. 889V1693M Gardanne

**GARDANNE - 13120 - Exclusive.** In a quiet and sought-after residential area, at the end of a cul-de-sac, single-story 5-room house of approximately 99m² on 659m² of land with a detached garage. Phoenix-style construction from 1987 + traditional extension, double-glazed wooden windows, wooden shutters, oil-fired central heating, canal water + city water, and mains drainage. It consists of a living room with a mezzanine, dining room, kitchen, shower room, 3 bedrooms and a pantry. A 4th bedroom is possible. Quiet setting. Work required.

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

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