

**245 000 €**

**House for sale**

**3 rooms**

**Surface : 60 m²**

**Surface of the land : 212 m²**

**Year of construction : 1977**

**Exposure : Ouest**

**Hot water : Electrique**

**Indoor condition : A rénover**

**Benefits :**

double glazing, Bedroom on ground floor

2 bedroom

1 shower

1 WC

1 garage

1 parking

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

**Climate class : B**

Document non contractuel

02/07/2025 - Prix T.T.C



### House ref. 889V1697M Gardanne

**GARDANNE 13120 -**

This 61m² single-story house consists of a living room, a separate kitchen, two bedrooms, a shower room and a separate toilet.

You will also have an adjoining garage, easily convertible, as well as attic space with a concrete floor of approximately 12 m² to use according to your needs.

Located on a plot of 212 m², the house benefits from a beautiful east-west exposure with a pleasant garden sheltered from view.

The double-glazed PVC joinery dates from 2020 and the roof was revised the same year.

No heating system currently.

Complete renovation to be planned.

Fees and charges :

Annual recurring charges 480 €

In condominium

32 lots in the condominium 245 000 € fees included

