

## Price on application

**Villa for sale**

**7 rooms**

**Surface : 188 m²**

**Surface of the living space : 40 m²**

**Surface of the land : 750 m²**

**Year of construction : 1975**

**Hot water : Electrique**

**Indoor condition : good**

### Benefits :

pool, air conditioning, double glazing,  
Bedroom on ground floor, Automatic gate,  
calm, electric shutters

5 bedroom

1 terrace

2 showers

2 WC

6 parkings

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

**Climate class : A**

Document non contractuel

08/07/2025 - Prix T.T.C



## Villa ref. 889V461M Gardanne

### MODERN VILLA + INDEPENDENT T2 + SWIMMING POOL

Photos Tuesday March 19

Your agency exclusively offers you this house built in 1975 in Gardanne in the Pesquier sector.

On one level, it consists of a large living room with open-plan dining kitchen, opening onto the south-facing terrace and swimming pool.

You will also find on the other side of the kitchen a living room followed by an office and a laundry room, with independent access. This space can easily allow the development, for example, of an independent, single-storey studio.

Upstairs awaits you a master suite as well as 3 bedrooms with cupboards.

Out of sight and not generating any nuisance, there is an independent T2 of approximately 44m2 on one level, with its own parking spaces.

Services: reversible air conditioning, double glazing, solar shutters, automatic gate,

