

By D LUXURY PROVENCE l'agence immobilière

## Price on application

House for sale 3 rooms Surface : 68 m<sup>2</sup>

Surface of the living space : 20 m<sup>2</sup> Surface of the land : 327 m<sup>2</sup> Year of construction : 1999 Indoor condition : normal

Benefits : double glazing

2 bedroom

1 terrace

1 show er

1 WC

Energy class (old measure) : E Climate class : B

Document non contractuel 17/07/2025 - Prix T.T.C



House ref. 889V482M Gardanne

## UNDER COMPROMISE

GARDANNE - 13120 - AMEPI EXCLUSIVE - Close to shops and schools. In a residential area, house composed on the first floor of a 68 m<sup>2</sup> two-bedroom apartment rented for 930 euros including 65 euros of charges until the end of 2024. And on the ground floor of a former study office and workshop of approximately 55 m<sup>2</sup> with independent access, (ideal for liberal profession or possibility of making an independent apartment.) Conversion into a single house of approximately 120 m<sup>2</sup> also possible. All on approximately 327 m<sup>2</sup> of plot with private parking and garden and small lean-to. Fees and charges :



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