

525 000 €

**House for sale**

**4 rooms**

**Surface : 120 m²**

**Surface of the living space : 30 m²**

**Surface of the land : 432 m²**

**Year of construction : 1977**

**Hot water : Electrique**

**Indoor condition : A moderniser**

**Outdoor condition : A rafraichir**

**Cover : tiles**

**Benefits :**

double glazing, fireplace, Bedroom on ground floor, calm

3 bedroom

3 bathrooms

2 WC

1 garage

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

**Climate class : B**

Document non contractuel

17/05/2024 - Prix T.T.C



### House ref. 889V486M Gardanne

For sale exclusively in Gardanne. Charming house located in a quiet and highly sought-after area, offering a peaceful and pleasant living environment. This property of approximately 120 m² is located on a generous plot of approximately 432 m², offering a spacious and private outdoor space.

Featuring 3 bedrooms with the possibility of converting a fourth, this house has remarkable potential to become the ideal home for your family. Although updating work is to be expected, this residence offers a healthy and solid environment, including a recently redone roof, renovated insulation and modern door frames, ensuring comfort and energy savings.

The interior of the house offers welcoming spaces, ready to be personalized according to your tastes and needs. The layout of the rooms allows for fluid and harmonious circulation, offering a functional and friendly living environment.

This property represents a rare opportunity in a popular area, offering its future occupants a peaceful living environment while remaining close to the amenities and infrastructures necessary for daily life. With its great potential and its ideal geographical location, this house is an opportunity not to be missed to realize your

real estate

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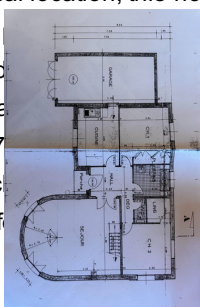
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contact Audre

with the RSA



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Document non contractuel - Barème de prix disponible sur notre site internet