

299 000 €

**House for sale**

**4 rooms**

**Surface : 106 m<sup>2</sup>**

**Surface of the living space : 30 m<sup>2</sup>**

**Surface of the land : 450 m<sup>2</sup>**

**Year of construction : 1974**

**Exposure : Sud ouest**

**View : Jardin**

**Hot water : Gaz**

**Indoor condition : a refresh**

**Outdoor condition : good**

**Benefits :**

calm

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

1 parking

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

**Climate class : D**

Document non contractuel

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



### House ref. 889V536M Marignane

13700 Marignane

I offer you this charming terraced house of 106 m<sup>2</sup>, located in a peaceful subdivision in the popular Marignane district.

With its spacious 30 m<sup>2</sup> living room, this house offers a bright and friendly space, ideal for welcoming your family or friends. The 27 m<sup>2</sup> kitchen with dining room is perfect for shared meals and gives you direct access to the garden, a generous plot of 450 m<sup>2</sup>, offering endless design possibilities.

The 15 m<sup>2</sup> garage as well as the private parking space allow you to park your vehicles while leaving room for storage. In addition to this, you have a 14 m<sup>2</sup> outbuilding which can be transformed into a workshop, office or additional storage space.

Located in a quiet and sought-after area, this house is close to local amenities, schools, and transport, making your daily life easier. The interior layout of this house has been designed to maximize space and comfort, but still leaves great potential.



912422607.

Vos Agents ont du Coeur - 5/7 avenue du Général de Gaulle - 13109 Simiane-Collongue

Tél: +33 (0)4 42 94 45 48 - agentsducoeur@gmail.com

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

**Fees and charges :**

In condominium

299 000 € fees included