

**630 000 €**

**House for sale**

**6 rooms**

**Surface : 131 m²**

**Surface of the land : 3626 m²**

**Year of construction : 1970**

**Benefits :**

air conditioning, double glazing, 1 parking  
en box, 5 stationnements intérieurs

4 bedroom

3 terraces

1 bathroom

1 shower

2 WC

5 garage

1 parking

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

**Climate class : B**

Document non contractuel

17/06/2025 - Prix T.T.C



**House ref. 889V1710M Gardanne**

**MAGNIFICENT POTENTIAL AND DEPENDENCE**

On the edge of Meyreuil 13590, I invite you to discover this magnificent environment of 3600 m2 wooded and dominant on which is located a single-story house of approximately 130m2 with currently 2 bedrooms, and 2 others to be reorganized.

The living room opens onto a terrace with a view of Sainte Victoire (east exposure), which could accommodate a pretty infinity pool.

The attic has been partially converted into 1 bedroom + shower room (in addition to those mentioned), ideal for a teenager!

Outside: an enchanting setting with olive trees and vines, all in a peaceful setting.

You also benefit from a detached garage and a completely independent studio, not visible from the house, on its own terrace.

This property will delight those wishing to undertake work to take advantage of this magnificent potential.

Reversible air conditioning, fireplace, septic tank to be replaced.

Fees and charges :

630 000 € fees included

