

## Price on application

**House for sale**

**5 rooms**

**Surface : 112 m²**

**Surface of the land : 157 m²**

**Year of construction : 1990**

**Exposure : Sud**

**Indoor condition : normal**

**Benefits :**

intercom, double glazing

4 bedroom

2 terraces

1 bathroom

2 WC

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

**Climate class : D**

Document non contractuel

05/10/2025 - Prix T.T.C



## House ref. 889V1791M Simiane-Collongue

**SIMIANE COLLONGUE 13109**

I am offering you exclusively this T4 house of approximately 80 m², along with an independent apartment of around 32 m², perfect for generating rental income or hosting your guests.

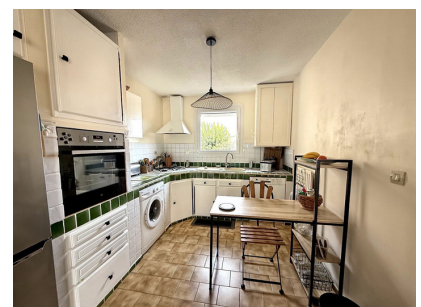
The house features a bright living room, a fully equipped kitchen, three bedrooms, a bathroom, and a toilet.

The garage has been converted into an independent apartment with its own entrance.

Additional advantages: no major work needed, pleasant orientation, close proximity to the town center and the train station, modern comfort with reversible air conditioning and PVC double-glazed windows.

A rare property to discover quickly, offering comfort and everyday practicality.

Fees and charges :



Vos Agents ont du Cœur - 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