

**369 000 €**

**Contact agency**

**La Provençale Gardanne**

21 boulevard de la république

13120 Gardanne

04 42 22 20 20 / gardanne@la-provence.net

**For sale house**

**3 rooms**

**Surface : 72 m²**

**Surface of the living : 21 m²**

**Surface of the land : 473 m²**

**Year of construction : 1981**

**Exposition : Sud**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

TERRACE, double glazing, AIR

CONDITIONING, Bedroom on ground floor,  
CALM

2 bedroom

1 terrace

1 bathroom

1 WC

1 garage

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

02/07/2025 - Prix T.T.C



### House G25064 Gardanne

GARDANNE - 13120 - Exclusive. Single-story house of approximately 73m<sup>2</sup> + attached garage of 21m<sup>2</sup>, all on 473m<sup>2</sup> of enclosed land. It consists of a living room opening onto a terrace, a large kitchen, shower room, toilet, and 2 bedrooms. Very good general condition, PVC double glazing, PVC shutters, city water, reversible air conditioning, large crawl space/cellar. In a cul-de-sac in a sought-after residential area. This information sheet is extracted from the AMEPI file of which the agency is a member. The agency is thus authorized to carry out its activity in relation to the agency holding the mandate, at no additional cost to the purchaser. Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) LA PROVENCALE Group - SARL with capital of €9,467.08 - Head office - 2 route de la chapelle - 13850 Gréasque. Real Estate Card CPI 1310 2016 000 005 877 – Prefecture of Bouches du Rhône – RCS 351 268 750.

Fees and charges :

369 000 € fees included

