

420 000 €

Contact agency

Luxury Provence

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For sale house

3 rooms

Surface : 75 m²

Surface of the living : 27 m²

Surface of the land : 508 m²

Year of construction : 1995

Exposition : Sud

Hot water : Electrique

Inner condition : to modernize

Features :

AIR CONDITIONING, double glazing,

Bedroom on ground floor, CALM

2 bedroom

1 terrace

1 bathroom

1 WC

1 garage

1 parking

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

03/05/2025 - Prix T.T.C



### House 6414 Gardanne

GARDANNE - 13120 - 3-room house of 75m² on a plot of 508m². Come discover this charming single-story detached house located in a small, quiet hamlet. It comprises: an entrance hall with a closet, a 27m² living room, a separate kitchen that could be opened onto the living room, two large bedrooms of approximately 12m², a bathroom, and a separate toilet. There is also a 22m² attached garage. This house is located on a beautiful flat plot of approximately 500m², the majority of which is south-facing. Services: Double glazing in good condition, wooden shutters, air conditioning + electric radiator, mains drainage, crawl space. If you would like more information, please do not hesitate to call Marion at 06 52 58 00 63. This property is presented to you exclusively by Amepi. This real estate advertisement was written under the editorial responsibility of Marion BOUASSE, EI, commercial agent of SAS Luxury Provence, registered with the RSAC of Aix en Provence under number 918 822 495, holder of the collaborator card on behalf of the company Luxury Provence CPI13102024000000677 issued by the CCI of Marseille.

Fees and charges :

420 000 € fees included

