

## Price on request

**Contact agency**

**à la bonne porte**

99 avenue picasso

13480 Cabriès

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**For sale house**

**3 rooms**

**Surface : 90 m²**

**Surface of the living : 40 m²**

**Surface of the land : 500 m²**

**Year of construction : 2006**

**Exposition : Sud ouest**

**View : Aperçu mer**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

### Features :

above ground pool, Boules, wood stove, double glazing, solar, Carport, Automatic gate, Très Calme, AIR CONDITIONING, CRAWL

2 bedroom

2 terraces

1 bathroom

1 shower

2 WC

2 parkings

1 cellar

Document non contractuel

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A



## House 351 La Ciotat

**EXCLUSIVE:** Charming house in complete tranquility within a green setting. This 100 m² living space, perched above La Ciotat's heights and built in 2006, offers a peaceful and welcoming lifestyle just 2 minutes from shops: landscaped garden with stunning terraces, approximately 500 m², above-ground pool, pizza oven, and a beautiful pétanque court perfect for sunny days. The sea view of Bec de L'Aigle is a welcomed bonus. Inside, all on one level, a bright living area of 40 m², an equipped open kitchen, one bedroom, a shower room, and a toilet. Finally, a lovely veranda on the East side provides the opportunity to create an office. Upstairs, a spacious master suite of 30 m² (with bathroom and WC) opens onto a sunny rooftop terrace. This space can be converted into two bedrooms. This semi-detached home, part of a three-unit co-ownership with no fees, combines modern comfort and conviviality: reversible air conditioning, wood stove, and solar panels. A visit is a must to fully appreciate the charm of this **RARE PROPERTY IN THIS AREA**. Virtual tour available upon request. Valérie Deltour Seeli, real estate negotiator, La Bonne Porte network, RSAC Toulon 977469725. **EXCLU SOLIDAIRE**, fees paid by the seller. A portion of our profit will be donated to the association La Source Garouste. Information about the risks associated with this property is available on the Georisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

