

449 000 €

Contact agency

Harrington Park Immobilier

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For sale house

4 rooms

Surface : 93 m²

Surface of the living : 31 m²

Surface of the land : 261 m²

Year of construction : 2009 / 2010

View : Jardin

Hot water : Electrique

Inner condition : excellent

External condition : GOOD

Couverture : tiling

Features :

POOL, fireplace, double glazing, Automatic  
Watering, CALM

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

1 parking

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

07/05/2025 - Prix T.T.C



### House 635 Châteauneuf-les-Martigues

NEW CHATEAUNEUF-LES-MARTIGUES HOUSE T4/5 In a sought-after residential area, 4/5 room house in perfect condition of 96 m² living space (93m² Carrez law) benefiting from all modern comforts on 2 levels comprising on the ground floor: a 31 m² living/dining room opening onto the garden, an independent fitted kitchen of 11 m² opening onto the living room, a toilet. On the 1st floor: a master bedroom with its shower room, 2 children's bedrooms, a bathroom with toilet, a pretty garden with an above-ground swimming pool, a 16m² garage with direct access to the house + a parking space in front of the garage, semi-detached house (the walls are independent), good thermal and sound insulation, individual electric heating, air / air air conditioning, a wood stove (logs) completes the heating of the ground floor, double glazing on all windows. Energy performance diagnosis: DPE: C (151); GES: A (4). Estimated annual energy costs: between 1050 euros and 1470 euros per year. Average price of energy indexed for the years 2021, 2022, 2023. Amount of property tax: 1442 euros.

Fees and charges :

Annual current expenses 180 €

Well condominium

449 000 € fees included

