

525 000 €

Contact agency

La Provençale Gardanne

21 boulevard de la république

13120 Gardanne

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

For sale house

4 rooms

Surface : 120 m<sup>2</sup>

Surface of the living : 30 m<sup>2</sup>

Surface of the land : 432 m<sup>2</sup>

Year of construction : 1977

Hot water : Electrique

Inner condition : to modernize

External condition : a refresh

Features :

double glazing

3 bedroom

3 bathrooms

2 WC

1 garage



## House g24029 Gardanne

Gardanne - 13120 - Your agency La Provençale presents this charming house of 120m<sup>2</sup> on 432m of land. Located in a quiet and highly sought-after area of Gardanne, you will fall under the charm of this house which offers a large living room, a kitchen, 3 bedrooms (possible 4), 3 bathrooms and 2 WC. Even if work to bring it up to date is to be expected, the house has many advantages: beautiful spaces, roof, insulation and electricity recently redone, PVC double glazing... This 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 with the agency holding the mandate, at no additional cost to the buyer. Information on the risks to which this property is exposed is available on the Géorisks website:

[www.georisks.gouv.fr](http://www.georisks.gouv.fr)

Fees and charges :

Well condominium

525 000 € fees included

Document non contractuel

18/05/2024 - Prix T.T.C

