

**399 000 €**

**Contact agency**

**Luxury Provence**

531 avenue paul jullien

13100 Le Tholonet

0442944548 / direction@luxury-provence.com

**For sale house**

**4 rooms**

**Surface : 87 m²**

**Surface of the living : 27 m²**

**Surface of the land : 217 m²**

**Year of construction : 1990**

**View : mer**

**Inner condition : normal**

**Features :**

1 parking en box, AIR CONDITIONING,  
double glazing, fireplace, CALM

3 bedroom

1 terrace

1 bathroom

2 WC

1 parking

**Energy class (dpe) : C**

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

Document non contractuel

01/07/2025 - Prix T.T.C



### House 6444 Gardanne

**GARDANNE - 13120 - EXCLUSIVE** - In a quiet residential area of Biver, 87m² T4 villa, comprising on the ground floor a large living room, a separate fitted and equipped kitchen, a large entrance hall and a toilet. Upstairs we find 3 bedrooms, a bathroom and a toilet. This property features two air conditioning units, a wood-burning stove, double glazing, electric shutters, and solar panels with a self-consumption contract. There's also a garage and storage space accessible from the kitchen. All on a fully fenced plot of 217m². Ideally located, close to bus stops and a playground. This house will be perfect for a new family. For more information: Marie Budanic - marie@luxury-provence.com 07 70 27 06 72 Mandate delegated by the amepi group. This real estate advertisement was written under the editorial responsibility of Marie BUDANIC EI, commercial agent of SAS Luxury Provence, registered with the Marseille RSAC under number 920 957 180, holder of the employee card on behalf of the company Luxury Provence CPI13102024000000677 issued by the Marseille CCI.

**Fees and charges :**

399 000 € fees included

