

650 000 €

Contact agency

L'Immobilier Bleue

Avenue Simon Guin

13960 Sausset les Pins

04 42 44 56 94 / [contact@immobleue.net](mailto:contact@immobleue.net)

For sale house

5 rooms

Surface : 137 m²

Surface of the living : 67 m²

Surface of the land : 840 m²

Year of construction : 2002

Exposition : Sud

View : Jardin

Hot water : Electrique

Inner condition : excellent

External condition : exceptional

Couverture : tiling

Features :

POOL, Bedroom on ground floor, double glazing, Automatic Watering, Automatic gate, CALM

3 bedroom

2 terraces

2 showers

2 WC

1 garage

5 parkings

Document non contractuel

23/05/2025 - Prix T.T.C



### House 4324 Gignac-la-Nerthe

House Favorite! Seize this rare opportunity to acquire a detached residence in Gignac-la-Nerthe. L'Immobilier Bleue offers you this superb property with a living area of 137 m² offering on the ground floor, a spacious living room of 67 m² and a fully equipped American kitchen, a laundry room and a master suite with its shower room. Upstairs there are three beautiful bedrooms and a shower room with WC. The house benefits from a southern exposure and a breathtaking view of a lush garden offering a beautiful swimming pool, terraces, parking for several vehicles and a fully equipped wooden chalet of approximately 15m² which can accommodate family and friends. Services : double glazing, reversible air conditioning, watering and an automatic gate. Come and discover it quickly! Contact Rudy BRACCO at 04.42.44.56.94, you can view our advertisements on our agency website: [www.immobleue.net](http://www.immobleue.net) Information on the risks to which this property is exposed is available on the Géorisques website <http://www.georisques.gouv.fr>.

Fees and charges :

650 000 € fees included

