

299 000 €

Contact agency

Luxury Provence

531 avenue paul jullien

13100 Le Tholonet

0442944548 / direction@luxury-provence.com

For sale house

4 rooms

Surface : 106 m<sup>2</sup>

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

Surface of the land : 450 m<sup>2</sup>

Year of construction : 1974

Exposition : Sud ouest

View : Jardin

Hot water : Gaz

Inner condition : a refresh

External condition : GOOD

Features :

CALM

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

1 parking

Energy class (dpe) : C

Emission of greenhouse gases (ges) : D

Document non contractuel

07/05/2024 - Prix T.T.C



## House 70 Marignane

13700 Marignane I offer you this charming terraced house of 106 m<sup>2</sup>, located in a peaceful subdivision in the popular Marignane district. With its spacious 30 m<sup>2</sup> living room, this house offers a bright and friendly space, ideal for welcoming your family or friends. The 27 m<sup>2</sup> kitchen with dining room is perfect for shared meals and gives you direct access to the garden, a generous plot of 450 m<sup>2</sup>, offering endless design possibilities. The 15 m<sup>2</sup> garage as well as the private parking space allow you to park your vehicles while leaving room for storage. In addition to this, you have a 14 m<sup>2</sup> outbuilding which can be transformed into a workshop, office or additional storage space. Located in a quiet and sought-after area, this house is close to local amenities, schools, and transport, making your daily life easier. The interior layout of this house has been designed to maximize space and comfort, but still leaves great potential. Don't miss this exceptional opportunity to become an owner in a prime neighborhood! For more information or to schedule a visit, contact: Audrey CAILLOL 06.12.40.33.07 Commercial agent registered with the RSAC of Aix-en-Provence under number 912422607.

Fees and charges :

Well condominium

299 000 € fees included

