

Price on request

Contact agency

SANTI EXPERTIMMO PROVENCE

67 AVENUE FERNANDEL

13012 Marseille

+33 (0)4 95 73 24 75 /

contact@santiimmo.com

For sale house

5 rooms

Surface : 122 m²

Surface of the living : 65 m²

Surface of the land : 190 m²

Year of construction : 2024

Exposition : Sud

View : Jardin

Hot water : Thermodynamique

Inner condition : NEW

External condition : NEW

Couverture : roof terrace

Features :

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

3 bedroom

2 terraces

2 showers

2 WC

1 garage

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel



House 259 Marseille

HEART of SAINT BARNABÉ - 13012 - (just steps from the metro and the village center) HOUSE - 5 ROOMS - 3 BEDROOMS - SWIMMING POOL - PATIO - TERRACE and GARAGE. We offer you a home in the heart of the sought-after Saint-Barnabé neighborhood, known for its village atmosphere and friendly community, its local shops, public transport (bus, metro, etc.), and schools... This fully renovated house charms with its refined finishes, absolute tranquility, and exceptional brightness thanks to a south-facing exposure. On the ground floor - You will discover a large, open living area of approximately 65 m² featuring a living room and a fitted open kitchen, with access on one side to a patio and on the other to a tiled concrete swimming pool (11x3m), allowing you to fully enjoy the outdoor spaces. - One bedroom with bathroom and toilet - A separate WC - A garage for two vehicles On the first floor you will find 2 bedrooms, a bathroom with toilet, and a mezzanine. A rare property in the area, where the neighborhood's authenticity meets modern comfort. Information on risks affecting this property is available on the Géorisques website: <http://georisques.gouv.fr> Date of the diagnostic report: 02/25/2025 - B 87 kWh/m²/year and A 2 kg CO²/m²/year Mandate T 257 Fees are the responsibility of the seller.

Fees and charges :

