

345 000 €

Contact agency

PEPS'IMMO

4456 d568

13220 Châteauneuf-les-Martigues

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For sale house

Surface : 102 m²

Surface of the living : 21 m²

Surface of the land : 409 m²

Year of construction : 2001

Exposition : Sud

View : Dégagée

Hot water : Gaz

Inner condition : GOOD

External condition : GOOD

Features :

Bedroom on ground floor, double glazing,

Automatic gate, CALM

3 bedroom

3 terraces

2 bathrooms

2 WC

1 garage

2 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : C

Document non contractuel

03/05/2025 - Prix T.T.C



House 310 Martigues

Located in a quiet, residential area of Martigues, this house of approximately 102 m² on a plot of approximately 409 m² offers interesting investment potential while also presenting the possibility of becoming a primary residence in the future. Currently rented with existing tenants, it generates a good rental income, while allowing, in the long term, to become your primary residence. The property comprises a beautiful living room of approximately 30 m², spacious and bright, a fitted kitchen opening onto the terrace and a lovely sunny garden. It has three bedrooms, one on the ground floor and two upstairs, one with a private terrace and unobstructed views. You will also find two bathrooms (one on the ground floor and the other upstairs), as well as two separate toilets. A garage of approximately 15 m² completes this property, providing additional space for parking or storage, as well as two outdoor parking spaces. The house is ideally located near schools, shops, and other amenities. It is part of a future co-ownership complex, with only two lots and limited common elements, such as the entrance and roof, thus ensuring simplified management of the co-ownership. This configuration offers you independence while benefiting from the advantages of a small co-ownership. Whether you are interested in a rental investment or considering making this your future home, this house represents an OPPORTUNITY not to be missed! Contact us now for a visit Melisse TEKIN at 07 67 50 82 27. Ad reference: 310 Selling price:



den of the company PEP'SIMMO SARL. Find all our properties on our website. www.pepsimmo13.fr

Fees and charges :

www.twimmo.com

Well condominium

2 lots in the condominium 345 000 € fees included