

**Price on request**

**Contact agency**

**L'Immobilier Bleue**

Avenue Simon Guin

13960 Sausset les Pins

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**For sale villa**

**5 rooms**

**Surface : 130 m²**

**Surface of the living : 52 m²**

**Surface of the land : 533 m²**

**Year of construction : 1993**

**Exposition : Sud**

**Hot water : Gaz**

**Inner condition : excellent**

**External condition : GOOD**

**Features :**

POOL, fireplace, double glazing, OFFICE

3 bedroom

2 terraces

1 shower

2 WC

2 garage

3 parkings

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel

11/02/2026 - Prix T.T.C



**Villa 4388 Martigues**

Blue Real Estate presents this beautiful and spacious traditional, air-conditioned villa facing due south. Set on a plot of over 500 m², you will find a pool with a dome-type cover to extend swimming periods, a lovely wooded garden, as well as a double garage with motorized doors connected to the house. A large entrance hall with storage and a separate toilet, a bright and spacious living area with an open, fully equipped kitchen spanning over 50 m², a fireplace insert, a sunlit veranda, and a terrace with its bioclimatic pergola. Upstairs, you will find 3 comfortable bedrooms, including one with a private solarium and another featuring a mezzanine, along with a shower room and toilet. An office that can serve as a guest room and a large cellar of about 100 m² complete this charming villa that's just waiting for you! Perfectly maintained villa where living is a pleasure! A must-see without delay Contact Patricia Gurtner at 04.42.44.56.94 and you can view our listings on our agency site: [www.immoibleue.net](http://www.immoibleue.net) Information about the risks to which this property is exposed is available on the Géorisques website <http://www.georisques.gouv.fr>

Fees and charges :

