

465 000 €

Contact agency

La Provençale Gardanne

21 boulevard de la république

13120 Gardanne

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For sale villa

6 rooms

Surface : 117 m²

Surface of the living : 50 m²

Surface of the land : 266 m²

Year of construction : 2016

Exposition : Est ouest

View : Citadine

Hot water : Electrique

Inner condition : excellent

External condition : GOOD

Couverture : tiling

Features :

TERRACE, double glazing

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

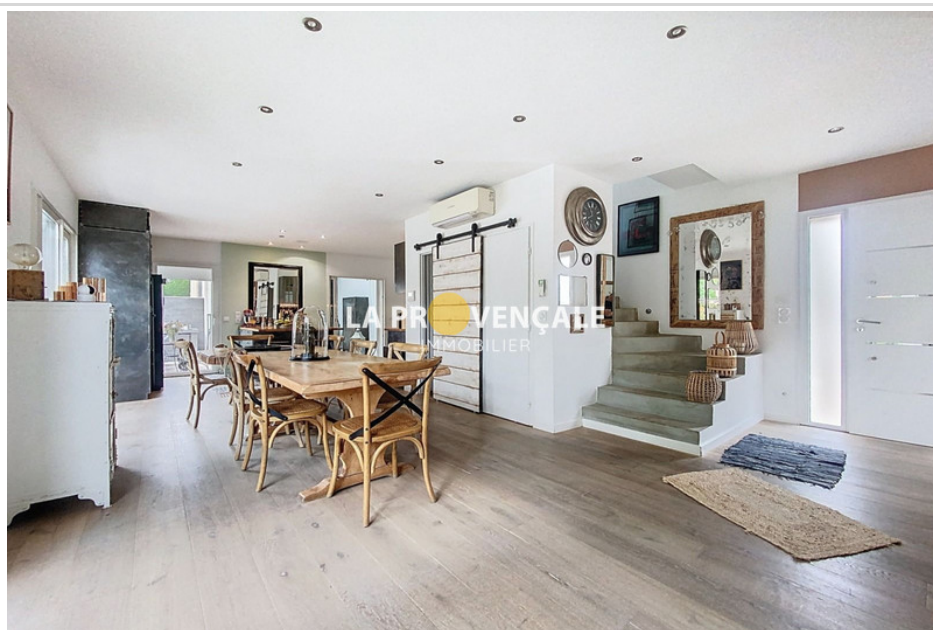
2 parkings

Energy class (dpe) : A

Emission of greenhouse gases (ges) : A

Document non contractuel

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



Villa G25056 Gardanne

Gardanne (13120) – Close to all amenities! Located in the immediate vicinity of schools, college, high school, shops, bus station and the town centre, this recent 2017 type 5/6 house will seduce you with its quality services and its excellent condition. It consists, on the ground floor, of a large, bright living room with a fully equipped open kitchen, a lounge (which can be converted into a bedroom), a large dressing room and a shower room with WC. Upstairs, you will find three beautiful bedrooms, a bathroom and a separate toilet. The basement houses a large music room and a laundry room. Outside, you'll enjoy a magnificent terrace with a pergola, a summer kitchen area, an above-ground pool, and plenty of storage space. Two parking spaces are located at the rear of the house. Built with high-quality materials (external insulation, soundproofing, double-skin partitions), this house features reversible air conditioning in all rooms. Tastefully decorated, no work is required. All on a fenced plot of 266 m² with automatic gate and wicket gate. Connected to mains drainage and city water. A sure favorite! Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

Fees and charges :

465 000 € fees included

