

## Price on request

### Contact agency

#### La Provençale Gardanne

21 boulevard de la république

13120 Gardanne

04 42 22 20 20 / gardanne@la-provence.net

### For sale house

6 rooms

Surface : 140 m²

Surface of the land : 613 m²

Year of construction : 1960

Exposition : Sud

View : Dégagée

Hot water : Chaudière fioul

Inner condition : to modernize

External condition : GOOD

Couverture : roof terrace

### Features :

TERRACE, double glazing, AIR

CONDITIONING, Bedroom on ground floor,

CALM, Air conditioning

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E

Document non contractuel

24/01/2026 - Prix T.T.C



## House G26007 Gardanne

GARDANNE - 13120 - Exclusive. Ideally located in a quiet, residential, and sought-after area, this traditional-style house comprises two separate living units, all set on a 613m² plot. A 2-room apartment of approximately 45m² on the ground floor (rented at 600 euros/month until May 2027) + a 4-room apartment of about 95m² on the first floor + laundry room, 50m² cellar. Attached garage. Separate utility meters, connected to the main sewer system, modern features (PVC double glazing, reversible air conditioning, roller shutters). South-facing garden. Great potential for subdivision. Fees of 4.8% payable by the buyer. This listing is extracted from the AMEPI database to which the agency belongs. The agency is thus authorized to operate in collaboration with the agency holding the mandate, with no additional cost to the buyer. « \_Information on the risks to which this property is exposed can be found on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) \_ ».

Fees and charges :

