

## Price on request

**Contact agency**

**Agence Coulange**

11, Bld Anatole France

13600 La Ciotat

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**For sale house**

**5 rooms**

**Surface : 130 m²**

**Surface of the living : 42 m²**

**Surface of the land : 1001 m²**

**Year of construction : 1995**

**Exposition : Plein sud**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : GOOD**

**Features :**

POOL, fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Laundry room, CALM

4 bedroom

1 bathroom

1 shower

2 WC

1 garage

1 cellar

**Energy class (dpe) : B**

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

Document non contractuel

19/09/2025 - Prix T.T.C



## House 2163 La Ciotat

Family home of approximately 130 m² on a flat 1001 m² plot with south-facing pool! Located in a quiet and sought-after residential area of La Ciotat, this roughly 130 m² house has been carefully renovated by local craftsmen, offering a warm, modern, and energy-efficient living environment. Interior Living/dining room with vaulted ceiling and wood-burning stove insert Semi-open, modern, and fully equipped kitchen 4 bedrooms, including a master suite upstairs Freshly painted throughout the house Double-glazed windows and ducted reversible air conditioning Convenient laundry room Crawl space with cellar Exterior 1001 m² landscaped and tree-lined plot South-facing swimming pool Automatic irrigation system Large 33 m² garage Equipment and energy 8 solar panels to reduce bills and enhance energy independence Recently redone insulation Work carried out exclusively by La Ciotat craftsmen Alarm system Highlights Move-in ready, no work needed Modern and energy-efficient features Charm and comfort thanks to the fireplace and generous space Peaceful neighborhood

Fees and charges :

