

## Price on request

Contact agency

L'Immobilier Bleue

Avenue Simon Gouin

13960 Sausset les Pins

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For sale house

5 rooms

Surface : 177 m²

Surface of the living : 51 m²

Surface of the land : 1028 m²

Year of construction : 2006

Exposition : Sud

View : Jardin

Hot water : Thermodynamique

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

### Features :

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

4 bedroom

1 terrace

2 bathrooms

2 WC

1 garage

1 parking

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A



## House 4405 Les Pennes-Mirabeau

The Blue Real Estate offers you a stunning villa in Pennes Mirabeau, approximately 180 m² on a 1000 m² plot of land. It is laid out as follows: in the main area, you'll find an entrance opening onto a living room with a fireplace that flows into a modern equipped kitchen, a laundry room, a bedroom, a dressing room, and a bathroom with both a shower and a bathtub, plus a separate toilet. Upstairs, there are three attic-style bedrooms, an office, a bathroom with a balneotherapy bathtub, and a separate toilet. The villa also includes a converted garage featuring a living space with a bedroom and a bathroom with a toilet. You will also enjoy a beautiful landscaped outdoor area with a lagoon-style pool, terraces, a vegetable garden, a garage, and two cellars. Features: double glazing, underfloor heating, air conditioning, fireplace, electric gate, and plenty of storage space at your disposal. Contact us at 04.42.44.56.94 and you can view our listings on our agency website: [www.immobleue.net](http://www.immobleue.net) Information about risks associated with this property is available on the Géorisques website <http://www.georisques.gouv.fr>.

Fees and charges :

