

336 100 €

Contact agency

L'Immobilier du Cours

40 cours du 4 septembre

13500 Martigues

04.42.40.34.47 / immobiliere-du-

cours@orange.fr

For sale villa

5 rooms

Surface : 109 m²

Surface of the living : 20 m²

Surface of the land : 135 m²

Year of construction : 2026

View : Campagne

Hot water : Thermodynamique

Inner condition : NEW

External condition : NEW

Features :

Bedroom on ground floor, double glazing,

Automatic gate, CALM

4 bedroom

1 shower

2 WC

2 parkings



Villa 2464 Martigues

Immobilier Du Cours offers you an exceptional new program in Martigues, named Domaine Marjolaine in the Ferrières sector. This program includes 12 prestigious villas, offering interior areas ranging from 89 to 109 m², with useful areas ranging from 43 to 135 m² of land. Each villa is equipped with high-end comfort services (wall-hung toilets, electric roller shutters, ceramic radiators, etc.) This program benefits from numerous advantages, including reduced notary fees. Delivery of the project is scheduled for the second quarter of 2025. In addition, these villas comply with the RE2020 standard, which guarantees high energy performance. Domaine Marjolaine is eligible for the Pinel 2024 law, thus offering attractive tax advantages. Agency fees amount to 10% and are the responsibility of the buyer. CONTACT: JESSICA 06 10 33 50 94

Fees and charges :

Well condominium

12 lots in the condominium 336 100 € fees included

Document non contractuel

