

## Price on request

### Contact agency

**L'Immobilière du Cours**

40 cours du 4 septembre

13500 Martigues

04.42.40.34.47 / immobiliere-du-cours@orange.fr

### For sale house

**5 rooms**

**Surface : 105 m²**

**Surface of the living : 40 m²**

**Hot water :** Electrique

**Inner condition :** excellent

**External condition :** GOOD

### Features :

double glazing, Laundry room, CALM

4 bedroom

1 terrace

2 showers

3 WC

2 cellars

**Energy class (dpe) :** C

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



## House 2639 Velaux

For sale – Charming 4-bedroom family home in Velaux (quiet and sought-after area) Located in a peaceful and sought-after area of Velaux, this beautiful, charming townhouse offers approximately 106 m² of living space spread over three levels. Perfectly suited to a family or an investor looking for a property with potential, it is composed as follows: Ground floor: entrance hall leading to a first bedroom with private bathroom. 1st floor: a large, bright living space of over 40 m² with direct access to a pleasant terrace, ideal for entertaining. 2nd floor: a sleeping area with three real bedrooms and a second bathroom. The advantages of this house: Four large bedrooms spread over two levels Two cellars in the basement, ideal for storage or storage Two practical laundry areas Spacious living room of over 40 m² Two bathrooms, three toilets Quiet environment, close to schools, shops and transport Comfort and functionality combined in a rare property in the area. A visit is a must!

Fees and charges :

Document non contractuel

