

484 000 €

Contact agency

L'Immobilier Bleue

Avenue Simon Gouin

13960 Sausset les Pins

04 42 44 56 94 / contact@immobleue.net

For sale villa

5 rooms

Surface : 150 m<sup>2</sup>

Surface of the living : 70 m<sup>2</sup>

Surface of the land : 324 m<sup>2</sup>

Year of construction : 1992

Exposition : Est ouest

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Features :

softener, double glazing, Automatic gate,  
CALM

4 bedroom

2 terraces

1 bathroom

1 shower

3 WC

1 garage

3 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : C

Document non contractuel

20/05/2024 - Prix T.T.C



### Villa 4140 Vitrolles

L'immobilière bleue presents this pretty traditional villa located in a quiet cul-de-sac in a very popular area of Martigues. This house has on one level a large double living room of 46 m<sup>2</sup> with insert fireplace, an independent kitchen and dining area, a large bathroom and 2 spacious bedrooms with storage. Upstairs you will discover a mezzanine used as an office as well as a 3rd bedroom of almost 15m<sup>2</sup> with access to a private solarium. The flat land of just under 500m<sup>2</sup> is nicely wooded with palm trees, fruit trees and a waterfall. A sunny swimming pool as well as a large garage with laundry area and extra kitchen complete this charming villa. Contact Patricia Gurtner quickly at 04.42.44.56.94 and consult our advertisements on our agency website: [www.immobleue.net](http://www.immobleue.net). Information on the risks to which this property is exposed is available on the Géorisks website <http://www.georisks.gouv.fr>.

Fees and charges :

484 000 € fees included

