

Price on request

Contact agency

L'Immobilier Bleue

Avenue Simon Gouin

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For sale bastide

6 rooms

Surface : 171 m²

Surface of the living : 56 m²

Surface of the land : 650 m²

Year of construction : 1850

Exposition : Sud

Hot water : Electrique

Inner condition : to renovate

Features :

Bedroom on ground floor, double glazing,  
OFFICE

5 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

3 parkings

Energy class (dpe) : E

Emission of greenhouse gases (ges) : G

Document non contractuel

03/10/2025 - Prix T.T.C



## Bastide 4364 Châteauneuf-les-Martigues

Family villa with 6 rooms – 161 m² with garage – Châteauneuf-les-Martigues  
L'immobilière bleue exclusively offers this traditional villa of 161 m² (Carrez law) and 171.23 m² of usable space, ideally located in the town of Châteauneuf-les-Martigues. It is built on a wooded, pool-ready plot of approximately 650 m², facing south. Interior layout: Ground floor: a spacious, light-filled living area with windows on both sides and high ceilings, an adjoining utility room, a separate toilet, and a bedroom on the main level. First floor: a landing leads to four bedrooms with built-in storage. You will also find a fully renovated bathroom, a dressing area, a separate shower corner, and a separate toilet. Outdoors and outbuildings: Flat, lush garden suitable for a pool, a true green oasis. 26 m² garage. Additional information: Living area: 161 m² Land: 650 m² This villa with generous volumes and great potential will appeal to a family looking for comfort and tranquility, close to amenities. Some renovation work is to be expected. Contact Julien REY at 04.42.44.56.94 and you can view our listings on our agency website: [www.immoibleue.net](http://www.immoibleue.net) Information about the risks affecting this property is available on the Géorisques website <http://www.georisques.gouv.fr>.

Fees and charges :

Well condominium

2 lots in the condominium

