

## Price on request

### 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

**6 rooms**

**Surface : 140 m²**

**Surface of the land : 1000 m²**

**Exposition : Sud nord**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : to modernize**

**Couverture : tiling**

### Features :

Bedroom on ground floor, Automatic Watering, Laundry room, CALM

5 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

**Energy class (dpe) : E**

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



## Villa 4646 Fos-sur-Mer

It is in the highly sought-after Carabins neighborhood that this family T5 house of approximately 140 m² awaits you on a plot of over 1000 m². On the ground floor, you will find a large living space with an open living room featuring a fireplace, leading to a mezzanine-style master suite area with its bedroom, walk-in closet, and bathroom on the ground floor. There is a separate kitchen with a dining area that provides access to the garage. The hallway leads to three bedrooms, a bathroom, and a separate toilet. Renovation work will be necessary. You will be dazzled by the spacious rooms, the large garden, the outbuildings—truly a rare gem for sale.

Fees and charges :

Document non contractuel

