

## Price on request

### Contact agency

**La Provençale Gardanne**

21 boulevard de la république

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### For sale house

**7 rooms**

**Surface : 105 m²**

**Surface of the living : 40 m²**

**Surface of the land : 539 m²**

**Year of construction : 1978**

**Exposition : Sud**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : a refresh**

**Couverture : tiling**

### Features :

double glazing, fireplace, Bedroom on ground floor, CALM

6 bedroom

1 terrace

2 bathrooms

2 WC

1 garage

**Energy class (dpe) : E**

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

Document non contractuel

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



## House G25090 Bouc-Bel-Air

Bouc-Bel-Air - 13320 - Come and discover this stunning detached house with an area of 105 m² plus a 70 m² annex composed of a three-room apartment. Built in 1978, it's waiting for your personal touch to bring it back to life. This single-story home features 6 bedrooms, 2 bathrooms, 2 toilets, and a terrace. It also includes a spacious 40 m² living room, perfect for relaxing moments. The fitted kitchen opens directly onto a 539 m² garden facing due south. The view over the green spaces will soothe you. In terms of comfort, it offers electric heating, gentle and consistent warmth, double glazing, and a fireplace. If you're looking for peace and quiet, this is the home for you. Bouc-Bel-Air offers an ideal setting for purchasing a home. One of its biggest assets is undoubtedly its exceptional quality of life. This residential town is renowned for its picturesque landscape, made up of hills and vast green areas. Information about the risks this property is exposed to is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Fees and charges :

