



449 000 €

Buying house

4 rooms

Surface : 108 m²

Surface of the living : 42 m²

Surface of the land : 450 m²

Year of construction : 1977

Amenities :

digicode, intercom, double glazing,
2 stationnements extérieurs, 1
parking en box, 2 stationnements
intérieurs

3 bedroom

1 terrace

1 bathroom

1 WC

2 garages

3 parkings

Energy class (dpe) : D

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

Document non contractuel

27/07/2024 - Prix T.T.C

House Ref. : 793V2008M Gardanne

Gardanne 13120 - sought after and quiet area. Type 4 single-storey villa of 108 m² on a plot of approximately 450 m². Facing south, the house has an entrance hall, a living room of 42 m² opening onto a large semi-covered terrace, 3 bedrooms (11.60 m² 11.90 m² 12 m²), a hallway, a dressing room, a bathroom, a separate toilet, a laundry pantry communicating with the kitchen and the 17 m² garage. PVC double glazing openings, central heating and wood stove, fiber, electric gate, intercom. Wood shelter, barbecue. residential environment, green and without nuisance. About 1.5 km from the city center and all its amenities. Bus stops nearby. Pesquier College on foot. price: €449,000. "seller charge" fees. This sheet is extracted from the AMEPI file of which the agency is a member. The agency is thus authorized to carry out its activity in relation with the agency holding the mandate, at no additional cost to the buyer. Information on the risks to which this property is exposed is available on the Géorisks website: www.georisks.gouv.fr

Fees and charges :

449 000 € fees included

Agence Saint Jean de Malte - 17 rue d'Italie - 13100 Aix en Provence

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RCS AIX EN PROVENCE 843821125 00010

Document non contractuel - Barème de prix disponible sur notre site internet

Visite réalisée en accord et parfaite connaissance des parties pendant la période du Covid-19 et dégage de toutes

responsabilités l'agence sus nommée et ses collaborateurs. (Gel et masque)