

245 000 €

For sale house

3 rooms

Surface : 60 m²

Surface of the land : 212 m²

Year of construction : 1977

Exposition : Ouest

View : Jardin

Hot water : Electrique

Inner condition : to renovate

External condition : a refresh

Couverture : tiles

Features :

Terrace, Double Glazing, Bedroom on ground floor

2 bedroom

1 shower

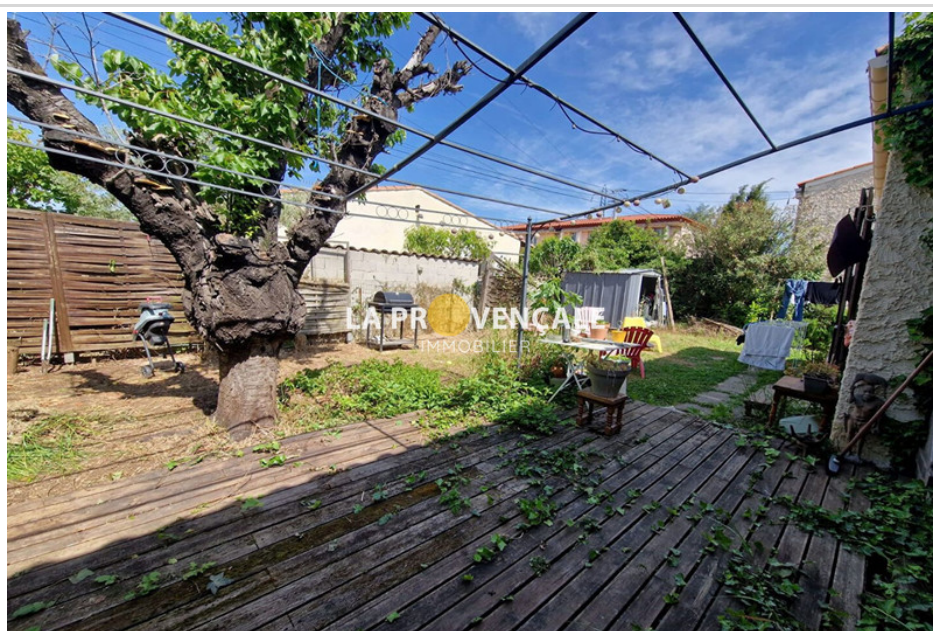
1 WC

1 garage

#### Legal information

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Fees paid by the owner, well condominium (32 lots in the condominium), annual current expenses 480 € (40 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



### House G25059 Gardanne

GARDANNE-13120- Your agency offers you this property which consists of a bright living room, a separate kitchen, two bedrooms, a bathroom and a separate toilet. You will also have an adjoining garage, easily convertible, as well as an attic with a concrete floor of approximately 12 m² to use according to your needs. Located on a plot of 212 m², the house benefits from a beautiful east-west exposure. The double-glazed PVC joinery dates from 2020 and the roof was revised the same year. No heating system currently. The property is in horizontal co-ownership with low charges. This information 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 to the agency holding the mandate, at no additional cost to the purchaser. Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) LA PROVENCALE Group -...

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