

393 000 €

For sale villa

4 rooms

Surface : 88 m²

Surface of the land : 335 m²

Year of construction : 2021

Exposition : Est ouest

View : Jardin

Hot water : Electrique

Inner condition : good

External condition : good

Couverture : tiles

Features :

Terrace, Double Glazing, air conditioning,

Bedroom on ground floor

2 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

2 parkings

#### Legal information

393 000 € fees included

4,80% VAT of fees paid by the buyer  
(375 000 € without fees), no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



### Villa G25052 Gardanne

Gardanne - 13120 - Ideally located, close to the city center, train station and shops on foot. Recent house from 2021, T4 of 88 m². It consists on the ground floor of a living room opening onto an open kitchen, master suite with bathroom and toilet. Upstairs, you will find 2 bedrooms, a bathroom and WC. Adjoining garage (possibility of an additional room) all on a plot of 335m² with terrace. "Information on the risks to which this property is exposed is available on the G  orisks website: [www.georisks.gouv.fr](http://www.georisks.gouv.fr)".

Document non contractuel - 08/06/2025

