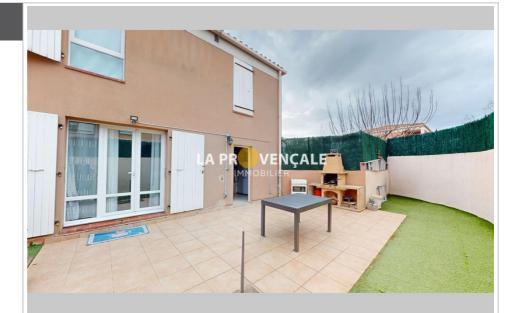
## 349 000 €

For sale house 4 rooms Surface : 81 m<sup>2</sup> Surface of the living : 20 m<sup>2</sup> Surface of the land : 60 m<sup>2</sup> Year of construction : 1996 Exposition : Est ouest View : Jardin Hot w ater : Gaz Inner condition : good External condition : good Couverture : tiles Features : Terrace, Double Glazing, Calm

- 3 bedroom
- 1 terrace
- 1 bathroom
- 2 WC
- 1 garage

## Legal information 349 000 €

Fees paid by the owner, well condominium(45 lots in the condominium), annual current expenses  $420 \in (35 \in \text{monthly})$ , no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



## House G25029 Gardanne

Gardanne-13120 - Your La Provençale Gardanne Agency exclusively offers you this beautiful house located in a charming residential area close to all amenities. With an East-West exposure, it offers natural light throughout the day. It features a large living room, a fully equipped separate kitchen, three spacious bedrooms, a bathroom, and two toilets. It also has a large attached garage. Outside, you'll find a large terrace to enjoy the mild summer evenings. This house is a true haven of peace. Come visit to appreciate its tranquility. Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr LA PROVENCALE Group - SARL with capital of €9,467.08

- Head office - 2 route de la chapelle - 13850 Gréasque. Real Estate Card CPI 1310 2016 000 005 877 - Prefecture of Bouches du Rhône - RCS 351 268 750.

> Energy class (dpe) : D - Emission of greenhouse gases (ges) : D Document non contractuel - 08/06/2025





