

429 000 €

For sale house

5 rooms

Surface : 155 m²

Surface of the living : 39 m²

Surface of the land : 657 m²

Year of construction : 1966

Exposition : Est ouest

View : Jardin

Hot water : Gaz

Inner condition : To modernize

External condition : good

Couverture : tiles

Features :

Double Glazing, Bedroom on ground floor,  
Calm

5 bedroom

4 showers

4 WC

1 garage

6 parkings

#### Legal information

429 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



### House G25031 Gardanne

GARDANNE -13120- Your agency offers you exclusively AMEPI this 155 m² house composed on the ground floor, of a 22 m² studio rented for €570 including charges, a 37 m² one-bedroom apartment (previously rented for €850) and a garage. Not waiting for another 17 m² studio rented for €500 including charges. Upstairs, a 96 m² T4 comprising a large 40 m² living room, a separate kitchen, a shower room, and 3 bedrooms. Insulation, roofing and facades from 2020!! Quiet area on a plot of 657 m². Lots of potential for this house. Ideal for investors!!

Energy class (dpe) : D - Emission of greenhouse gases (ges) : C  
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