

**466 000 €**

**Buying house**

**Surface : 91 m²**

**Surface of the living : 30 m²**

**Surface of the land : 357 m²**

**Year of construction : 1974**

**Exposition : Sud est**

**View : Citadine**

**Inner condition : new**

**External condition : new**

**Features :**

Terrace, Double Glazing, air conditioning,  
Calm

3 bedrooms

1 terrace

1 shower

2 WC

2 parkings

Document non contractuel

01/06/2025 - Prix T.T.C



### House D25006 Aubagne

New renovation/extension for this charming 4-bedroom house with exterior - You will be seduced by this charming newly renovated house with an additional floor. No work to be done when moving in! On the ground floor, a living room with closet and fully equipped open kitchen as well as a separate toilet, a bedroom with dressing room and en-suite shower room, Upstairs, 3 bedrooms including one with storage, two attic bedrooms and a separate shower room with toilet. Surface areas in m2 on the ground floor: Living room/open kitchen: 31.6 Hallway: 1.38 Wall-hung WC with washbasin: 1.61 Bedroom: 11.33 Dressing room: 4.49 Bathroom: 7 Upstairs: Hallway: 5.18 and 6.67 under 1.80m ceiling height Shower room and WC: 3.35 and 2 under 1.80m ceiling height Bedroom 2: 12.17 Bedroom 3: 8.68 and 10.73 under 1.80m ceiling height Bedroom 4: 4.56 and 12.30 under 1.80m ceiling height Outside you will find a motorized gate with digital code, a beautiful paved parking space, a garden area and a paved terrace facing south for barbecues.

General informations :

466 000 € fees included

