

**525 000 €**

**Buying house**

**4 rooms**

**Surface : 118 m²**

**Surface of the living : 38 m²**

**Surface of the land : 809 m²**

**Year of construction : 1992**

**Hot water : Fuel**

**Inner condition : To modernize**

**External condition : good**

**Couverture : tiles**

**Features :**

Terrace, air conditioning, Fireplace,

Bedroom on ground floor, Calm, pool

**3 bedrooms**

**1 terrace**

**2 showers**

**2 WC**

**2 garages**

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : D**

Document non contractuel

12/05/2024 - Prix T.T.C



**House G23082 Gardanne**

**GARDANNE - 13120 -** Your agency La Provençale presents this pretty T4 house of approximately 118 m² built on a plot of 809m², in absolute calm and not overlooked. The house is made up of 3 bedrooms, a large living room of 38 m² with insert fireplace, a large kitchen opening onto a patio, 2 bathrooms and 2 toilets. Outside, you will find a beautiful terrace and an 8x4 swimming pool in a green setting. A double garage of almost 40m² completes this property. Quality traditional construction, town water + Provence canal, mains drainage. To visit quickly! This 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 with the agency holding the mandate, at no additional cost to the buyer. Information on the risks to which this property is exposed is available on the Géorisks website: [www.georisks.gouv.fr](http://www.georisks.gouv.fr)

**General informations :**

**525 000 € fees included**

