

525 000 €

**Buying house**

**4 rooms**

**Surface : 110 m²**

**Surface of the living : 31 m²**

**Surface of the land : 680 m²**

**Year of construction : 1999**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : good**

**Couverture : tiles**

**Features :**

Terrace, Double Glazing, air conditioning,

Bedroom on ground floor

3 bedrooms

1 bathroom

1 shower

2 WC

Document non contractuel

10/05/2025 - Prix T.T.C



## House g24088 Gardanne

GARDANNE - 13120 - Your La Provençale agency presents this pretty detached house, located in a popular area of Gardanne. Come and discover this charming single-storey house of 110 m², built on a plot of land suitable for a swimming pool of 680 m². Built in 1999, it is in excellent condition and offers a spacious living room of 31 m² opening onto a large terrace, a fitted American kitchen, three bedrooms, a bathroom, a shower room and two toilets. The house benefits from great features: double glazing, plenty of storage, reversible ducted heating system and above all a clear view with a beautiful southern exposure. This sheet is extracted from the AMEPI file of which the agency is a member. The agency is thus authorized to exercise its activity in relation with the agency holding the mandate, at no additional cost to the purchaser. Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://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.

General informations :

