



**LUXURY PROVENCE**  
l'agence immobilière

735 000 €

**For sale house**

**6 rooms**

**Surface : 162 m<sup>2</sup>**

**Surface of the land : 9500 m<sup>2</sup>**

**Year of construction : 1958**

**View : Campagne**

**Hot water : Electrique**

**Features :**

pool, air conditioning, double glazing,  
fireplace, Bedroom on ground floor,  
Automatic gate

4 bedroom

3 terraces

2 bathrooms

2 WC

1 garage

6 parkings

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

18/10/2024 - Prix T.T.C



## House Gardanne

I present to you this beautiful property of two single storey houses on land of almost one hectare of wooded land in a quiet hillside. Once through the secure electric gate, you pass two covered parking spaces as well as an independent annex of approximately 40M<sup>2</sup> which can be used as a gym or studio. You arrive at the 1st house of approximately 100M<sup>2</sup>, it is composed of a large living room with a stone fireplace, a separate equipped kitchen and 3 beautiful bright bedrooms, bathroom and toilet. A very beautiful terrace separates the two houses and on the right you have a closed garage, a laundry room, two beautiful cellars. In the extension, you arrive at the second house, this one in T2 which offers a large living room with open kitchen, air conditioning, fireplace as well as a beautiful bedroom, bathroom and toilet. All opening onto a covered terrace in front of the swimming pool. This atypical property has a beautiful mix of old, completely renovated features, wood, stone and the land in a natural area is very wooded, calm and vast.

**Fees and charges :**

**735 000 € fees included**

