



**LUXURY** PROVENCE  
l'agence immobilière

550 000 €

For sale villa

7 rooms

Surface : 188 m<sup>2</sup>

Surface of the living : 40 m<sup>2</sup>

Surface of the land : 750 m<sup>2</sup>

Year of construction : 1975

Hot water : Electrique

Inner condition : good

Features :

pool, air conditioning, double glazing,

Bedroom on ground floor, Automatic gate, calm, Volets roulants électriques

5 bedroom

1 terrace

2 showers

2 WC

6 parkings

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

27/07/2024 - Prix T.T.C



**SOUS COMPROMIS**  
Luxury Provence

### Villa 35 Gardanne

MODERN VILLA + INDEPENDENT T2 + SWIMMING POOL Photos Tuesday March 19 Your agency exclusively offers you this house built in 1975 in Gardanne in the Pesquier sector. On one level, it consists of a large living room with open-plan dining kitchen, opening onto the south-facing terrace and swimming pool. You will also find on the other side of the kitchen a living room followed by an office and a laundry room, with independent access. This space can easily allow the development, for example, of an independent, single-storey studio. Upstairs awaits you a master suite as well as 3 bedrooms with cupboards. Out of sight and not generating any nuisance, there is an independent T2 of approximately 44m<sup>2</sup> on one level, with its own parking spaces. Services: reversible air conditioning, double glazing, solar shutters, automatic gate, mains drainage, fiber, salt pool 7.5 x 3.5, videophone.

Fees and charges :

550 000 € fees included



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Document non contractuel - Barème de prix disponible sur notre site internet