



**LUXURY** PROVENCE  
l'agence immobilière

**299 000 €**

**For sale house**

**4 rooms**

**Surface : 106 m²**

**Surface of the living : 30 m²**

**Surface of the land : 450 m²**

**Year of construction : 1974**

**Exposition : Sud ouest**

**View : Jardin**

**Hot water : Gaz**

**Inner condition : A rafraîchir**

**External condition : Bon**

**Features :**

calm

3 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

1 parking

**Energy class (dpe) : C**

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

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20/05/2024 - Prix T.T.C



### House 70 Marignane

13700 Marignane I offer you this charming terraced house of 106 m², located in a peaceful subdivision in the popular Marignane district. With its spacious 30 m² living room, this house offers a bright and friendly space, ideal for welcoming your family or friends. The 27 m² kitchen with dining room is perfect for shared meals and gives you direct access to the garden, a generous plot of 450 m², offering endless design possibilities. The 15 m² garage as well as the private parking space allow you to park your vehicles while leaving room for storage. In addition to this, you have a 14 m² outbuilding which can be transformed into a workshop, office or additional storage space. Located in a quiet and sought-after area, this house is close to local amenities, schools, and transport, making your daily life easier. The interior layout of this house has been designed to maximize space and comfort, but still leaves great potential. Don't miss this exceptional opportunity to become an owner in a prime neighborhood! For more information or to schedule a visit, contact: Audrey CAILLOL 06.12.40.33.07 Commercial agent registered with the RSAC of Aix-en-Provence under number 912422607.

Fees and charges :



LUXURY PROVENCE, 531 avenue Paul Julien - Le Tholonet - Lieu dit Pont des Chandelles - 13100 AIX-EN-PROVENCE

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