



**LUXURY** PROVENCE  
l'agence immobilière

**499 000 €**

**For sale house**

**5 rooms**

**Surface : 96 m²**

**Surface of the land : 773 m²**

**Year of construction : 1958**

**Exposition : Sud est**

**Hot water : Electrique**

**Inner condition : A rafraîchir**

**Couverture : tiles**

**Features :**

double glazing, fireplace, Bedroom on ground floor, calm

3 bedroom

1 terrace

1 bathroom

1 WC

1 garage

3 parkings

1 cellar

**Energy class (dpe) : E**

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

Document non contractuel

01/05/2025 - Prix T.T.C



### House 138 Plan-de-Cuques

Ideally located at the end of a dead end, in a quiet and sought-after area of Plan-de-Cuques, come and discover this pleasant SINGLE-STORY house of approximately 96 m². Composed of an entrance serving the kitchen, the living room and a spacious dining room with fireplace, three comfortable bedrooms, a shower room and a separate toilet, it will naturally charm you with its authenticity. The whole is completed by a 22 m² garage, ideal for parking or a workshop project, or an independent studio. Located on a large plot of 773 m², this house has great potential for expansion, the plot being located in zone UP4, will give you the possibility of carrying out your extension or redevelopment projects. Some renovation work is to be expected, but this healthy and beautifully built stone house offers great opportunities to give free rein to your creativity and make it a place to live that reflects your image. Don't miss this unique opportunity! Contact me now to arrange a viewing and discover the full potential of this house. Marjorie PERESS - commercial agent RSAC n° 534 820 830 in Marseille 06 09 56 35 89

**Fees and charges :**  
499 000 € fees included

