



**LUXURY PROVENCE**  
l'agence immobilière

**400 000 €**

**For sale house**

**5 rooms**

**Surface : 90 m<sup>2</sup>**

**Surface of the living : 36 m<sup>2</sup>**

**Surface of the land : 200 m<sup>2</sup>**

**Hot water : Thermodynamique**

**Inner condition : excellent**

**External condition : Bon**

**Features :**

Climatisation, double glazing, Automatic gate, calm

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

1 parking

**Energy class (dpe) : A**

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

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03/05/2024 - Prix T.T.C



### House 52 Châteauneuf-les-Martigues

Very pretty house of 90 m<sup>2</sup> in Châteauneuf-les-Martigues, peaceful calm between town and countryside. It offers a generous living area of 36 m<sup>2</sup> and a fitted American kitchen. This house offers 3/4 beautiful bedrooms for your peace and quiet, a refined bathroom, a functional shower room and 2 toilets. A terrace completes this set to allow you to enjoy the outdoors. In terms of service, everything has been thought of: air conditioning, double glazing, secure automatic gate, mains drainage. The interior condition is excellent and the Thermodynamic hot water production system and ducted heat pump heating provide a touch of modernity. The accompanying 200 m<sup>2</sup> land offers multiple possibilities.

Fees and charges :

Annual current expenses 920 €

Well condominium

20 lots in the condominium 400 000 € fees included



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