



LUXURY PROVENCE
l'agence immobilière

465 000 €

For sale villa

6 rooms

Surface : 117 m²

Surface of the living : 50 m²

Surface of the land : 266 m²

Year of construction : 2016

Exposition : Ouest

Hot water : Electrique

Inner condition : excellent

Features :

double glazing, 2 stationnements
extérieurs

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

2 parkings

Energy class (dpe) : A

Emission of greenhouse gases (ges) : A

Document non contractuel

20/05/2025 - Prix T.T.C



Villa 25048 Gardanne

Gardanne (13120) – close to all amenities! Located in the immediate vicinity of schools, college, high school, shops, bus station and the town center, this recent 2017 type 5/6 house will seduce you with its quality services and its excellent condition. It consists, on the ground floor, of a large, bright living room with a fully equipped open kitchen, a lounge (which can be converted into a bedroom), a large dressing room and a shower room with toilet. Upstairs, you will find three beautiful bedrooms, a bathroom and a separate toilet. The basement houses a large music room and a laundry room. Outside, you'll enjoy a magnificent terrace with a pergola, a summer kitchen area, an above-ground pool, and plenty of storage space. There are two parking spaces at the rear of the house. Built with quality materials (exterior insulation, soundproofing, double-skin partitions), this house has reversible air conditioning in all rooms. Carefully decorated, no work required. All on a fenced plot of 266 m² with automatic gate and wicket gate. Connected to the sewer and city water. guaranteed to be a favorite! For more information: Marie Budanic - marie@luxury-provence.com 07 70 27 06 72 This real estate advertisement was written under the editorial responsibility of Marie BUDANIC EI,



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