



**LUXURY** PROVENCE  
l'agence immobilière

### Price on request

**For sale house**

**6 rooms**

**Surface : 140 m²**

**Surface of the land : 613 m²**

**Year of construction : 1960**

**Inner condition : normal**

**Features :**

air conditionné, double glazing

4 bedroom

1 terrace

2 showers

2 WC

**Energy class (dpe) : D**

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



### House 6514 Gardanne

GARDANNE - 13120 - Exclusive. Ideally located in a quiet, residential, and sought-after area, this traditionally built house consists of two separate living units, all situated on a 613m² plot of land. A two-room apartment of approximately 45m² on the ground floor (rented for 600 euros/month until May 2027) + a four-room apartment of approximately 95m² on the first floor + laundry room, 50m² cellar. Attached garage. Separate meters, connected to the main sewer system, modern features (PVC double glazing, reversible air conditioning, roller shutters). South-facing garden. Great potential for subdivision.

Fees and charges :

Document non contractuel  
25/01/2026 - Prix T.T.C

