



**Price on request**

**For sale house**

**6 rooms**

**Surface : 140 m<sup>2</sup>**

**Surface of the land : 613 m<sup>2</sup>**

**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 613m<sup>2</sup> plot of land. A two-room apartment of approximately 45m<sup>2</sup> on the ground floor (rented for 600 euros/month until May 2027) + a four-room apartment of approximately 95m<sup>2</sup> on the first floor + laundry room, 50m<sup>2</sup> 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

