



**LUXURY** PROVENCE  
l'agence immobilière

**735 000 €**

**For sale house**

**8 rooms**

**Surface : 240 m<sup>2</sup>**

**Surface of the land : 811 m<sup>2</sup>**

**Year of construction : 1951**

**Exposition : Sud nord**

**Hot water : Gaz**

**Inner condition : A moderniser**

**Features :**

Climatisation, double glazing, Cheminée,  
Bedroom on ground floor, Automatic  
Watering

4 bedroom

1 terrace

2 bathrooms

2 showers

2 WC

2 garage

**Energy class (dpe) : C**

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

Document non contractuel

04/05/2024 - Prix T.T.C



### House 1 Gardanne

Come and discover this charming family house of approximately 240 m<sup>2</sup> on two levels. Ideal for a family needing two homes, for a purchase with rental investment or even for a liberal profession, this villa offers you many possibilities. It is now made up of two individual type 3 apartments and benefits from all the comfort that one would expect from a healthy and maintained house. Everything is built on a beautiful plot of 811 m<sup>2</sup> and completed by a large garage of 55 m<sup>2</sup>.

Fees and charges :

735 000 € fees included



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