



**LUXURY PROVENCE**  
l'agence immobilière

**519 000 €**

For sale house

5 rooms

Surface : 153 m<sup>2</sup>

Surface of the living : 38 m<sup>2</sup>

Surface of the land : 404 m<sup>2</sup>

Year of construction : 1974

Exposition : Sud

Features :

Climatisation, double glazing, Bedroom on ground floor, calm, Volets roulants électriques

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

Energy class (dpe) : B

Emission of greenhouse gases (ges) : A

Document non contractuel

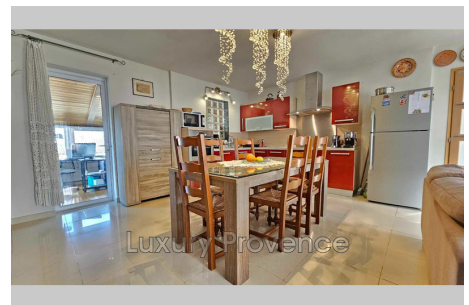
04/05/2024 - Prix T.T.C

**SOUS  
COMPROMIS**



### House 6922 Gardanne

For sale in the town of Gardanne in a sought-after area, an elegant house of 160 m<sup>2</sup> on a plot of approximately 400 m<sup>2</sup>, offering a rare opportunity in a delightful setting. This residence has 4 bedrooms including a parental area, perfectly arranged to accommodate a family. The interior presents a kitchen open to the living room, creating a fluid and contemporary living space. A veranda completes this property and offers an ideal relaxation area to enjoy the sunny days. Functionality is there with a laundry room and a garage, meeting the practical needs of daily life. Two bathrooms complete the comfort of this residence. The additional advantage of this property includes an independent studio of 30 m<sup>2</sup>, currently rented at €600, thus offering an appreciable rental income. Located in a privileged environment, this house harmoniously combines interior space, brightness and practicality. Take this unique opportunity to acquire this remarkable residence. Do not hesitate to contact me immediately to schedule a visit and explore all the characteristics of this unique property. Audrey Caillol at 06.12.40.33.07 Commercial agent registered with the RSAC of Aix-en-Provence under number 912 422 607.



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