



**LUXURY** PROVENCE  
l'agence immobilière

**519 000 €**

**For sale house**

**5 rooms**

**Surface : 153 m²**

**Surface of the living : 38 m²**

**Surface of the land : 404 m²**

**Year of construction : 1974**

**Exposition : Sud**

**Features :**

air conditioning, 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**

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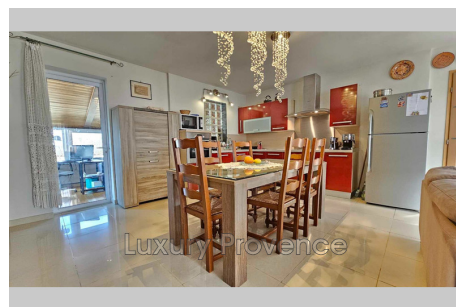
01/05/2025 - Prix T.T.C

**SOUS  
COMPROMIS**



### House 6922 Gardanne

For sale in the town of Gardanne in a sought-after area, an elegant house of 160 m2 on a plot of approximately 400 m2, 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 m2, 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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