



**LUXURY PROVENCE**  
l'agence immobilière

**478 000 €**

**For sale house**

**6 rooms**

**Surface : 117 m<sup>2</sup>**

**Surface of the living : 42 m<sup>2</sup>**

**Surface of the land : 365 m<sup>2</sup>**

**Exposition : Sud**

**Hot water : Electrique**

**Inner condition : to renovate**

**Features :**

fireplace, Bedroom on ground floor, calm

4 bedroom

2 showers

2 WC

2 parkings

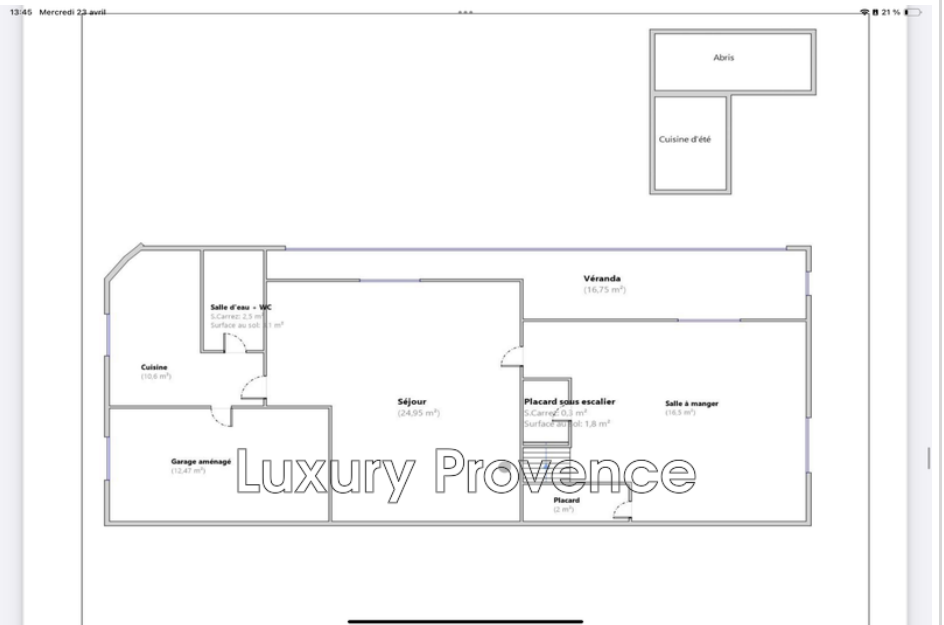
1 cellar

**Energy class (dpe) : E**

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

Document non contractuel

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



### House 206 Sanary-sur-Mer

For Sale: 129 m<sup>2</sup> House with Great Potential in Sanary-sur-Mer Discover this charming terraced house with a surface area of 129 m<sup>2</sup> (117 m<sup>2</sup> Carrez law) located in a quiet and private environment, in the sought-after town of Sanary-sur-Mer. Nestled on a plot of 731 m<sup>2</sup> (including 350 m<sup>2</sup> for private use), it offers generous volumes and great potential after renovation. Layout and strong points: Garden level: A kitchen adjoining the garage converted into a laundry room or which can accommodate another function, a spacious living room opening onto a bright veranda, a living room with a second connecting veranda. Upstairs, you will discover 4 bedrooms (one of which is adjoining) with plenty of storage space, a bathroom with WC, a converted attic, and a Tropezian-style terrace with a lovely open view. Full basement offering large storage space. A welcoming terrace with summer kitchen to enjoy warm moments with your loved ones. Technical characteristics: Oil central heating. Single wooden glazing. Sanitation All sewers. Ideally located in a residential neighborhood, this home is perfect for those who love wide open spaces and personalized projects. It will appeal to families or investors looking for a property to renovate and create a unique home. Current plans to give you an overview of volumes and possibilities Photos to come. For more information, or to schedule a visit without delay, Contact me at 06 09 56 35 89 Marjorie PERESS This real estate advertisement was written under the editorial responsibility of Marjorie Peress, EI, commercial agent of SAS Luxury Provence, registered with the Marseille RSAC under number 534 802 830, holder of the employee card on behalf of the company Luxury Provence CPI13102024000000677 issued by the Marseille CCI.

**Fees and charges :**

Well condominium

LUXURY PROVENCE, 531 avenue Paul Julien - Le Tholonet - Lieu dit Pont des Chandelles - 13100 AIX-EN-PROVENCE  
2 lots in the condominium 478 000 € fees included  
Tél. 06 88 60 70 71 - Email : luxuryprovence@gmail.com

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