

299 000 €

**House for sale**

**4 rooms**

**Surface : 79 m<sup>2</sup>**

**Surface of the living space : 27 m<sup>2</sup>**

**Surface of the land : 541 m<sup>2</sup>**

**Year of construction : 1920**

**View : Dégagée**

**Hot water : Electrique**

**Indoor condition : A moderniser**

**Outdoor condition : A rafraichir**

**Cover : tiles**

**Benefits :**

air conditioning, double glazing, electric shutters

2 bedroom

1 shower

1 WC

1 garage

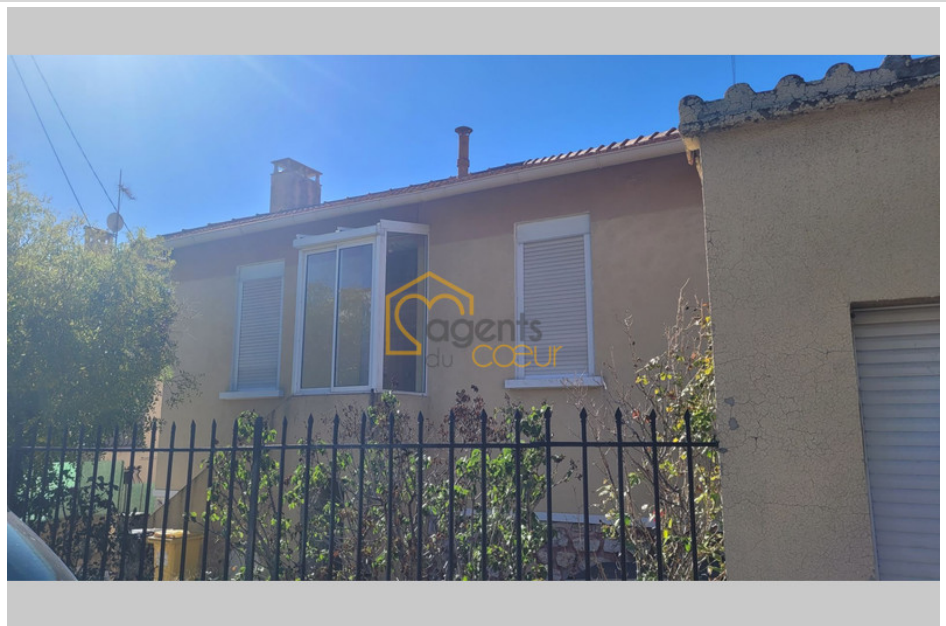
1 cellar

**Energy class (old measure) : E**

**Climate class : E**

Document non contractuel

21/05/2024 - Prix T.T.C



### House ref. 804V1316M Marseille

Marseille - Sainte-Marthe district - Holy Tower

Character house of approximately 79 m<sup>2</sup> on 540 m<sup>2</sup> of land.

It consists of an entrance hall leading to a living room with veranda, an independent kitchen, 2 bedrooms, a bathroom, a WC.

Bright and enjoying a clear view, it is equipped with PVC double glazing, electric roller shutters and reversible air conditioning in addition to oil central heating.

The ground floor, with an area of more than 60 m<sup>2</sup>, can be converted.

A 17 m<sup>2</sup> garage, a large cellar and a summer kitchen complete the property. Plan for refreshment work.

Information on the risks to which this property is exposed is available on the Géorisks website: [www.georisks.gouv.fr](http://www.georisks.gouv.fr)

For more information, contact Nathalie Potet on 06 10 09 72 07

El commercial agent registered with the RSAC of Marseille under number 843463746

Fees and charges :

299 000 € fees included

