

299 000 €

House for sale  
4 rooms  
Surface : 106 m<sup>2</sup>

Surface of the living space : 30 m<sup>2</sup>  
Surface of the land : 450 m<sup>2</sup>  
Year of construction : 1974  
Exposure : Sud ouest  
View : Jardin  
Hot water : Gaz  
Indoor condition : a refresh  
Outdoor condition : good

Benefits :  
calm

3 bedroom  
2 terraces  
1 bathroom  
1 shower  
2 WC  
1 garage  
1 parking

Energy class (old measure) : C  
Climate class : D

Document non contractuel  
20/05/2024 - Prix T.T.C



### House ref. 889V536M Marignane

13700 Marignane

I offer you this charming terraced house of 106 m<sup>2</sup>, located in a peaceful subdivision in the popular Marignane district.

With its spacious 30 m<sup>2</sup> living room, this house offers a bright and friendly space, ideal for welcoming your family or friends. The 27 m<sup>2</sup> kitchen with dining room is perfect for shared meals and gives you direct access to the garden, a generous plot of 450 m<sup>2</sup>, offering endless design possibilities.

The 15 m<sup>2</sup> garage as well as the private parking space allow you to park your vehicles while leaving room for storage. In addition to this, you have a 14 m<sup>2</sup> outbuilding which can be transformed into a workshop, office or additional storage space.

Located in a quiet and sought-after area, this house is close to local amenities, schools, and transport, making your daily life easier. The interior layout of this house has been designed to maximize space and comfort, but still leaves great potential.

Don't miss this exceptional opportunity to be in a great neighborhood!

For more information or to schedule a visit,

**Audrey CAILLOL**  
**06.12.40.33.07**

Commercial agent registered with the RSAO  
912422607.



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

Fees and charges :

In condominium  
299 000 € fees included