

## 575 000 €

Villa for sale 5 rooms Surface : 104 m<sup>2</sup>

Surface of the living space : 28 m<sup>2</sup> Surface of the land : 455 m<sup>2</sup> Exposure : Sud Hot w ater : Gaz Indoor condition : good

## Benefits :

double glazing, fireplace, Bedroom on ground floor

4 bedroom

- 1 terrace
- 1 bathroom
- 1 WC
- 1 garage
- 4 parkings

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



## Villa ref. 804V979M La Ciotat

Come and discover this very pretty house located in a popular area of La Ciotat 5 minutes walk from the creeks and the old port, quiet and close to all amenities. The villa with an area of  $104 \text{ m}^2$  is located on a plot of  $450 \text{ m}^2$ .

Inside, on the ground floor, you will find a spacious and bright living room, a semiopen kitchen, 3 bedrooms, a toilet, a bathroom and a storeroom. Upstairs you will find a beautiful bedroom

Outside you will find a sun terrace, parking spaces and garage. For more information, please contact your agency at 04.42.94.45.48 Fees and charges : 575 000 € fees included

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

> Vos Agents ont du Coeur - 5/7 avenue du Général de Gaulle - 13109 Simiane-Collongue Tél: +33 (0)4 42 94 45 48 - agentsducoeur@gmail.com Document non contractuel - Barème de prix disponible sur notre site internet