



IMMOBLEUE
ensemble, réalisons vos projets

319 000 €

Buying house

3 rooms

Surface : 66 m²

Surface of the living space : 35 m²

Surface of the land : 152 m²

Year of construction : 2023

Exposure : Est ouest

View : Jardin

Hot water : Thermodynamique

Indoor condition : new

Outdoor condition : good

Cover : tiles

Benefits :

double glazing, calm, electric shutters

2 bedroom

1 terrace

1 shower

2 WC

2 parkings

Legal information

319 000 €

Fees paid by the owner, in condominium (2 lots in the condominium), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



House 4351 Marignane

NEW ON THE MARKET IN MARGNANE, recent house (built to RT 2012 standards)

It is laid out as follows: On the ground floor: an entrance leading to a spacious living and dining area open to the kitchen and a toilet. Upstairs, you will find two bedrooms, a shower room, and a separate toilet. The house boasts a lovely outdoor area with a terrace. Two private parking spaces. Features: double-glazed windows, electric roller shutters, thermodynamic water heater, reversible air conditioning, storage... A not-to-be-missed opportunity! Contact us at 04 42 44 56 94 / website www.immobleue.net "The information about the risks this property is exposed to is available on the Géorisques website <http://www.georisques.gouv.fr>".

Energy class (old measure) : B - Climate class : A

Estimated annual energy between 380 and 570 € (reference year 2024)

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