



# IMMOBLEUE

ensemble, réalisons vos projets

219 000 €

**Buying townhouse**

**3 rooms**

**Surface : 63 m²**

**Surface of the living space : 27 m²**

**Exposure : Sud est**

**Hot water : Electrique**

**Indoor condition : excellent**

**Outdoor condition : good**

**Cover : tiles**

**Benefits :**

double glazing, calm, electric shutters

2 bedroom

1 terrace

1 shower

1 WC

1 garage

2 parkings

#### Legal information

219 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## Townhouse 4306 Marignane

MARIGNANE town center, great opportunity! L'Immobilier Bleue presents this charming, fully renovated townhouse offering: On the ground floor there is a large garage that can accommodate two vehicles and a significant storage space. On the first floor a living-dining room opening onto a contemporary fitted kitchen, two bedrooms, a bathroom with shower and bathtub and a separate toilet. The little extra: converted attic space on the top level that can be used as an office, games room, etc. This townhouse also has other advantages as it is located close to all amenities: schools, shops and transport. All you have to do is come and discover it and put down your suitcases. Contact us at 04 42 44 56 94 / website [www.immobleue.net](http://www.immobleue.net) "Information on the risks to which this property is exposed is available on the Géorisques website <http://www.georisques.gouv.fr>".

Energy class (old measure) : C - Climate class : A  
Estimated annual energy between 680 and 970 € (reference year 2023)  
Document non contractuel - 30/04/2025



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