



IMMOBLEUE
ensemble, réalisons vos projets

495 000 €

Achat villa

6 rooms

Surface : 140 m²

Surface of the living space : 47 m²

Surface terrain : 480 m²

Année construction : 1991

Exposition : Sud

Eau chaude : Fuel

Indoor condition : good

Outdoor condition : good

Prestations :

pool, fireplace, Bedroom on ground floor,
double glazing, office, Automatic gate,
calm

3 bedroom

1 terrace

1 bathroom

1 WC

1 garage

1 parking

Informations légales

495 000 €

Honoraires à la charge du vendeur, aucune
procédure en cours, information on the risks
to which this property is exposed is
available on [georisques.gouv.fr](http://www.georisques.gouv.fr)



Villa 4027 Martigues

L'Immobilier Bleu presents this pretty traditional Villa located in a quiet cul-de-sac in a very popular area of Martigues. This house has on one level a large double living room of 46 m² with insert fireplace, an independent kitchen and dining area, a large bathroom and 2 spacious bedrooms with storage. Upstairs you will discover a mezzanine serving as an office as well as a 3rd bedroom of almost 15m² with access to a private solarium. Pretty garden with waterfall and well-exposed swimming pool. A large garage with laundry area and extra kitchen completes this villa. Quickly contact Patricia Gurtner at 04.42.44.56.94 and consult our ads on our agency website: www.immobleue.net. Information on the risks to which this property is exposed is available on the Georisques website <http://www.georisques.gouv.fr>.

Classe énergie (dpe ancienne version) : C - Emission de gaz à effet de serre (ges ancienne version) : C

Estimated annual energy between 1022 and 1382 € (reference year 2022)

Document non contractuel - 26/04/2024



L'Immobilier Bleu - Avenue Simon Guoin - 13960 Sausset les Pins

Tél: 04 42 44 56 94 - contact@immobleue.net

Carte professionnelle n°13102016000011860 Préfecture Bouches du Rhône - RCS 439 869 785 Aix en Provence

Code NAF 00014 - Document non contractuel - *prix F.A.I.