



**IMMOBLEUE**  
ensemble, réalisons vos projets

499 000 €

Buying villa provençale

4 rooms

Surface : 125 m<sup>2</sup>

Surface of the living space : 36 m<sup>2</sup>

Surface of the land : 624 m<sup>2</sup>

Year of construction : 1996

Exposure : Sud

View : Dégagée

Hot water : Electrique

Indoor condition : a refresh

Outdoor condition : good

Benefits :

Bedroom on ground floor, double glazing,

Automatic gate, calm

3 bedroom

2 terraces

1 bathroom

2 showers

3 WC

1 garage

Legal information

499 000 €

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)



### Villa provençale 4198 Martigues

Immobilier Bleue offers for sale this pretty Provençal Villa Type 4 of approximately 130m<sup>2</sup> + outbuilding of 28m<sup>2</sup> Located in a very sought-after area of Escaillon, this villa is perfect for a family Its land of 624m<sup>2</sup> with a clear view and low maintenance allows you to feel in the countryside while being close to amenities This property is composed of an entrance with storage, a large living room of more than 36m<sup>2</sup> with air conditioning, an independent kitchen with laundry/pantry access and access to the outbuilding of 28m<sup>2</sup> with a bathroom with wc, a parental space with wc and shower room Upstairs the landing serves a toilet, a bathroom as well as two bedrooms of 13 and 14m<sup>2</sup> with cupboard To discover without delay

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