



**IMMOBLEUE**  
ensemble, réalisons vos projets

449 000 €

**Buying house**

**4 rooms**

**Surface : 135 m²**

**Surface of the land : 580 m²**

**Hot water : Electrique**

**Indoor condition : to modernize**

**Benefits :**

fireplace, Bedroom on ground floor, double glazing, office, calm

3 bedroom

2 terraces

1 bathroom

2 WC

1 garage

2 parkings

**Legal information**

449 000 €

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).



**House 4370 Martigues**

Bleue Real Estate offers for sale this charming 4-room house featuring 3 spacious bedrooms, including 2 on the ground floor. Located in a quiet area close to schools and shops in the LAVERA neighborhood, this home is perfect for a family. It includes a cozy living room with a pellet stove, a mezzanine office leading to a large attic bedroom of over 24 m² with potential for expansion in the loft. Spacious dining area with dining room and open kitchen of more than 33 m², opening onto a beautiful veranda and a large covered terrace. Laundry room, bathroom with shower and bathtub, and separate toilet. Its flat garden of just under 600 m² is pool-ready and offers lovely, private relaxation areas. Large double garage of over 35 m² and parking space on the property. A must-see!! Contact Patricia Gurtner at 04.42.44.56.94, and you can browse our listings on our agency website: [www.immobleue.net](http://www.immobleue.net) Information about the risks this property is exposed to...

Energy class (old measure) : D - Climate class : B  
Estimated annual energy between 2292 and 3100 € (reference year 2023)  
Document non contractuel - 14/10/2025



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