



# IMMOBLEUE

ensemble, réalisons vos projets

349 000 €

**Buying villa**

**5 rooms**

**Surface : 115 m²**

**Surface of the living space : 42 m²**

**Surface of the land : 412 m²**

**Year of construction : 1984**

**Exposure : Sud**

**View : Jardin**

**Hot water : Electrique**

**Indoor condition : excellent**

**Outdoor condition : good**

**Benefits :**

Bedroom on ground floor, double glazing,  
office, calm, electric shutters

3 bedroom

1 terrace

1 shower

1 WC

1 parking

**Legal information**

349 000 €

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 4360 Martigues

Blue Real Estate presents to you a detached single-story 5-room villa, very well maintained, ideally located at the end of a cul-de-sac in a sought-after residential subdivision at the gateway to Port de Bouc. Come discover this charming villa featuring a pleasant flat, pool-ready garden with complete privacy, a spacious and inviting living area of over 40 m² with a south-facing lounge and an open, fully equipped kitchen, three generous bedrooms, an office, a laundry space, a shower room with a window, and a separate toilet. This house has everything needed to welcome a new family!!! Attic insulation, single-story layout, double-glazed PVC windows, electric shutters, air conditioning..... A must-see soon Contact Patricia Gurtner quickly at 04.42.44.56.94 and check out our listings on our agency's website: [www.immobleue.net](http://www.immobleue.net) Information about the risks associated with this property is available on the Géorisques website...

Energy class (old measure) : C - Climate class : A  
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L'Immobilier Bleue - Avenue Simon Gouin - 13960 Sausset les Pins

Tél: 04 42 44 56 94 - [contact@immobleue.net](mailto:contact@immobleue.net) - [www.immobleue.net](http://www.immobleue.net)

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

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