

529 000 €

**Buying villa**

**5 rooms**

**Surface : 130 m²**

**Surface of the living space : 52 m²**

**Surface of the land : 533 m²**

**Year of construction : 1993**

**Exposure : Sud**

**Hot water : Gaz**

**Indoor condition : excellent**

**Outdoor condition : good**

**Benefits :**

pool, fireplace, double glazing, office

3 bedroom

2 terraces

1 shower

2 WC

2 garage

3 parkings

1 cellar

**Legal information**

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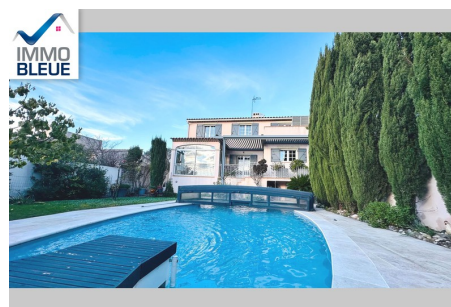
Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## Villa 4388 Martigues

Blue Real Estate presents this beautiful and spacious traditional, air-conditioned villa facing due south. Set on a plot of over 500 m², you will find a pool with a dome-type cover to extend swimming periods, a lovely wooded garden, as well as a double garage with motorized doors connected to the house. A large entrance hall with storage and a separate toilet, a bright and spacious living area with an open, fully equipped kitchen spanning over 50 m², a fireplace insert, a sunlit veranda, and a terrace with its bioclimatic pergola. Upstairs, you will find 3 comfortable bedrooms, including one with a private solarium and another featuring a mezzanine, along with a shower room and toilet. An office that can serve as a guest room and a large cellar of about 100 m² complete this charming villa that's just waiting for you! Perfectly maintained villa where living is a pleasure! A must-see without delay Contact Patricia Gurtner at 04.42.44.56.94...

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