



**IMMOBLEUE**  
ensemble, réalisons vos projets

550 000 €

Buying house  
5 rooms  
Surface : 180 m<sup>2</sup>  
Surface of the living space : 22 m<sup>2</sup>  
Surface of the land : 1110 m<sup>2</sup>  
Exposure : Sud  
View : Jardin  
Hot water : Electrique  
Indoor condition : good  
Outdoor condition : good  
Cover : tiles  
Benefits :  
Automatic gate, calm

4 bedroom  
1 terrace  
1 bathroom  
2 WC  
1 garage  
1 parking  
1 cellar

**Legal information**

550 000 €  
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 4170 Gignac-la-Nerthe

L'immobilière bleue offers you this charming property in the town of Gignac-la-Nerthe. Built on a plot of 1110 m<sup>2</sup>, offering a south-facing exposure. The ground floor house offers a spacious living space upstairs including 4 bedrooms, a bathroom, 1 toilet, an independent kitchen and a bright living room. On the ground floor, a plateau of approximately 90 m<sup>2</sup> houses a large garage of 45 m<sup>2</sup>, a summer kitchen, a pantry, a cellar and a large shed ready to be transformed into an additional room according to your needs. Don't miss this opportunity to acquire a property offering comfort, brightness and strong development potential. Contact us now to arrange a visit!

Energy class (old measure) : E - Climate class : B  
Estimated annual energy between 1490 and 2100 € (reference year 2021)  
Document non contractuel - 30/04/2024



L'Immobilier Bleue - Avenue Simon Gouin - 13960 Sausset les Pins

Tél: 04 42 44 56 94 - [contact@immoibleue.net](mailto:contact@immoibleue.net)

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

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