

780 000 €

**Buying house**

**5 rooms**

**Surface : 177 m²**

**Surface of the living space : 51 m²**

**Surface of the land : 1028 m²**

**Year of construction : 2006**

**Exposure : Sud**

**View : Jardin**

**Hot water : Thermodynamique**

**Indoor condition : good**

**Outdoor condition : good**

**Cover : tiles**

**Benefits :**

pool, fireplace, Bedroom on ground floor, double glazing, Automatic Watering, Automatic gate, calm

4 bedroom

1 terrace

2 bathrooms

2 WC

1 garage

1 parking

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).



## House 4405 Les Pennes-Mirabeau

The Blue Real Estate offers you a stunning villa in Pennes Mirabeau, approximately 180 m² on a 1000 m² plot of land. It is laid out as follows: in the main area, you'll find an entrance opening onto a living room with a fireplace that flows into a modern equipped kitchen, a laundry room, a bedroom, a dressing room, and a bathroom with both a shower and a bathtub, plus a separate toilet. Upstairs, there are three attic-style bedrooms, an office, a bathroom with a balneotherapy bathtub, and a separate toilet. The villa also includes a converted garage featuring a living space with a bedroom and a bathroom with a toilet. You will also enjoy a beautiful landscaped outdoor area with a lagoon-style pool, terraces, a vegetable garden, a garage, and two cellars. Features: double glazing, underfloor heating, air conditioning, fireplace, electric gate, and plenty of storage space at your disposal. Contact us at 04.42.44.56.94 and you can view our...

Energy class (old measure) : B - Climate class : A  
Estimated annual energy between 1000 and 1100 € (reference year 2019)  
Document non contractuel - 09/01/2026



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Code NAF 00014 - Document non contractuel