



**IMMOBLEUE**  
ensemble, réalisons vos projets

440 000 €

Buying house  
6 rooms  
Surface : 110 m<sup>2</sup>

Surface of the living space : 35 m<sup>2</sup>  
Surface of the land : 484 m<sup>2</sup>  
Year of construction : 1942  
Exposure : Est ouest  
View : Jardin  
Hot water : Fuel  
Indoor condition : good  
Outdoor condition : exceptional  
Cover : tiles

**Benefits :**

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

4 bedroom  
1 terrace  
2 showers  
2 WC  
1 garage  
2 parkings

**Energy class (old measure) : D**

**Climate class : D**

Document non contractuel  
16/08/2022 - Prix T.T.C



**House 3876 Marignane**

Immobilier Bleue offers you on MARIGNANE in a quiet area, this charming R + 1 house which is composed as follows: an entrance hall, a living room with fireplace, a dining room, an equipped kitchen, 4 bedrooms, one with its shower room and 2 toilets. The villa benefits from a beautiful exterior with large terraces, summer kitchen with pizza oven and barbecue, a heated swimming pool (7x3) and its corner bar! Garage, parking. Services : double glazing, fireplace, air conditioning, aluminum shutters, automatic gate, storage ... To visit without delay!  
Fees and charges :  
440 000 € fees included



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Carte professionnelle n°A0635 Préfecture Bouches du Rhône - RCS 439 869 785 Aix en Provence

Code NAF 00014 - Garantie financière : SOCAF 130 000 € - Document non contractuel