



**IMMOBLEUE**  
ensemble, réalisons vos projets

**539 000 €**

**Buying villa**

**7 rooms**

**Surface : 170 m²**

**Surface of the living space : 45 m²**

**Surface of the land : 1000 m²**

**Year of construction : 1975**

**Exposure : Sud**

**Hot water : Electrique**

**Indoor condition : good**

**Outdoor condition : good**

**Benefits :**

Bedroom on ground floor, double glazing,

Automatic gate, calm, electric shutters

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

1 cellar

**Legal information**

539 000 €

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 4303 Saint-Mitre-les-Remparts**

Do you have a family project or an investment project? This large villa is made for you! Unique in this peaceful area, L'immobilière bleue offers you this very pretty double-family villa on a 1000 m² plot in the countryside. On the ground floor and on one level you will discover a beautiful 3-room apartment of 70 m², comprising an entrance hall, a laundry area, a living room with an open-plan kitchen opening onto a terrace and garden, a lounge, and a large bedroom. On the first floor 100m² The air-conditioned main house has on one level: 14 m² veranda, pretty hall, double living room with fireplace, large eat-in kitchen, 1 spacious bedroom, shower room with toilet, a large laundry room with access to the garage/workshop and cellar. Upstairs 3 spacious bedrooms, bathroom, toilet In the basement a garage of more than 60 m² and cellar The wooded garden includes a pretty traditional swimming pool, 2 large independent garages of over 20 m² each...

Energy class (old measure) : C - Climate class : C  
Document non contractuel - 29/04/2025



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Code NAF 00014 - Document non contractuel