



**IMMOBLEUE**  
ensemble, réalisons vos projets

**484 000 €**

**Buying villa**

**5 rooms**

**Surface : 150 m²**

**Surface of the living space : 70 m²**

**Surface of the land : 324 m²**

**Year of construction : 1992**

**Exposure : Est ouest**

**Hot water : Electrique**

**Indoor condition : good**

**Outdoor condition : good**

**Benefits :**

softener, double glazing, Automatic gate,  
calm

4 bedroom

2 terraces

1 bathroom

1 shower

3 WC

1 garage

3 parkings

**Legal information**

484 000 €

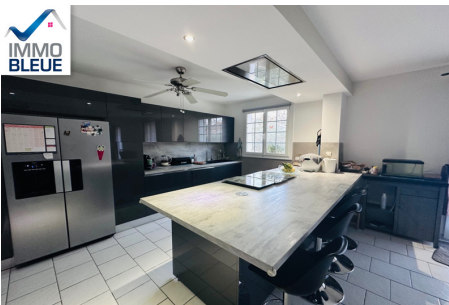
Fees paid by the owner, no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr)



**Villa 4140 Vitrolles**

L'immobilière bleue presents this pretty traditional villa located in a quiet cul-de-sac in a very popular area of Martigues. This house has on one level a large double living room of 46 m² with insert fireplace, an independent kitchen and dining area, a large bathroom and 2 spacious bedrooms with storage. Upstairs you will discover a mezzanine used as an office as well as a 3rd bedroom of almost 15m² with access to a private solarium. The flat land of just under 500m² is nicely wooded with palm trees, fruit trees and a waterfall. A sunny swimming pool as well as a large garage with laundry area and extra kitchen complete this charming villa. Contact Patricia Gurtner quickly at 04.42.44.56.94 and consult our advertisements on our agency website: [www.immobleue.net](http://www.immobleue.net). Information on the risks to which this property is exposed is available on the Géorisks website <http://www.georisks.gouv.fr>.

Energy class (old measure) : C - Climate class : C  
Document non contractuel - 17/05/2024



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

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

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

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