

462 000 €

**Buying bastide**

**6 rooms**

**Surface : 171 m²**

**Surface of the living space : 56 m²**

**Surface of the land : 650 m²**

**Year of construction : 1850**

**Exposure : Sud**

**Hot water : Electrique**

**Indoor condition : to renovate**

**Benefits :**

Bedroom on ground floor, double glazing, office

5 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

3 parkings

#### Legal information

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Fees paid by the owner, in condominium (2 lots in the condominium), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## Bastide 4364 Châteauneuf-les-Martigues

Family villa with 6 rooms – 161 m² with garage – Châteauneuf-les-Martigues

L'immobilière bleue exclusively offers this traditional villa of 161 m² (Carrez law) and 171.23 m² of usable space, ideally located in the town of Châteauneuf-les-Martigues. It is built on a wooded, pool-ready plot of approximately 650 m², facing south. Interior layout: Ground floor: a spacious, light-filled living area with windows on both sides and high ceilings, an adjoining utility room, a separate toilet, and a bedroom on the main level. First floor: a landing leads to four bedrooms with built-in storage. You will also find a fully renovated bathroom, a dressing area, a separate shower corner, and a separate toilet. Outdoors and outbuildings: Flat, lush garden suitable for a pool, a true green oasis. 26 m² garage. Additional information: Living area: 161 m² Land: 650 m² This villa with generous volumes and great potential will appeal to a family looking for...

Energy class (old measure) : F - Climate class : F  
Estimated annual energy between 3830 and 5220 € (reference year 2024)  
Document non contractuel - 14/10/2025



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

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

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

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