

698 000 €

**Buying house**

**9 rooms**

**Surface : 163 m²**

**Surface of the land : 1604 m²**

**Year of construction : 1974**

**Exposure : Sud**

**View : Dégagée**

**Outdoor condition : good**

**Cover : tiles**

**Benefits :**

pool, Bedroom on ground floor, double glazing

5 bedroom

2 bathrooms

2 WC

1 garage

**Legal information**

698 000 €

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).



## House 4330 Marignane

L'Immobilier Bleue offers you a plot of land of approximately 1604 m² in Marignane, on which two separate dwellings are located. The first is a single-story 3-room house comprising an entrance hall, a living room, a separate kitchen, a bathroom, a toilet and two bedrooms. It also benefits from a terrace, a garage and a workshop. The second one offers, still on one level, an entrance opening onto a living room, a separate kitchen, a bathroom and three bedrooms. All on a vast landscaped plot where there is also a swimming pool (to be renovated). Ideal for a family project! Excellent area of Marignane! ZONE UP4 Do not hesitate to contact us at 04 42 44 56 94, you can 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 Géorisques website <http://www.georisques.gouv.fr>".

Energy class (old measure) : C - Climate class : A  
Estimated annual energy between 1000 and 1400 € (reference year 2023)  
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