



**IMMOBLEUE**  
ensemble, réalisons vos projets

449 000 €

Buying villa

7 rooms

Surface : 190 m<sup>2</sup>

Surface of the living space : 54 m<sup>2</sup>

Surface of the land : 900 m<sup>2</sup>

Year of construction : 1986

Exposure : Sud

View : Dégagée

Hot water : Electrique

Indoor condition : good

Outdoor condition : good

Benefits :

pool, double glazing, calm

5 bedroom

2 terraces

1 bathroom

1 shower

2 WC

1 garage

**Legal information**

449 000 €

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 4144 Martigues**

Exclusive in this area close to all amenities (college, high school, schools, etc.) Come and discover this large detached villa of approximately 190m<sup>2</sup> with its type 2 outbuilding of approximately 55m<sup>2</sup>, its garage and its swimming pool without vis-à-vis On a plot on several levels this villa is ideal for a family project On the main part: a large hall for your reception, the day area of more than 70m<sup>2</sup> is made up of a through living room with fireplace, a large veranda adjoining the living room and a spacious and functional semi-equipped kitchen. opened. The sleeping area has 3 bedrooms with storage, a large bathroom with shower and bath and a separate toilet A 4th bedroom of over 10m<sup>2</sup> is available on the upper level of the villa, ideal for a guest bedroom or office. On the ground floor of the villa and on one level there is also a large one-bedroom apartment of 55m<sup>2</sup> consisting of a living room with an open kitchen, a bedroom and its private...

Energy class (old measure) : B - Climate class : A  
Document non contractuel - 14/05/2024



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Code NAF 00014 - Document non contractuel - \*prix F.A.I.