



**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  
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