



**IMMOBLEUE**  
ensemble, réalisons vos projets

635 000 €

Buying villa

6 rooms

Surface : 150 m<sup>2</sup>

Surface of the living space : 30 m<sup>2</sup>

Surface of the land : 650 m<sup>2</sup>

Year of construction : 1980

Exposure : Sud est

View : Dégagée

Hot water : Gaz

Indoor condition : a refresh

Outdoor condition : good

Cover : tiles

Benefits :

fireplace, Bedroom on ground floor, calm

5 bedroom

1 terrace

1 bathroom

1 shower

1 WC

1 garage

3 cellars

Legal information

635 000 €

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 4175 Sausset-les-Pins

The blue real estate presents you this beautiful home of traditional construction. It consists of an entrance hall, a large living room overlooking a large terrace, a kitchen with pantry and access to the garage. In the sleeping area, there are three large bedrooms, a bathroom with bath and shower and a separate toilet. The house benefits from an outbuilding with kitchen area, dining room, two bedrooms and a shower room. It is located in a very sought after area, quiet, not overlooked on a plot of 650 m<sup>2</sup>, pool. Some work of discount to the taste of the day are to be envisaged. Rare product for sale.

Energy class (old measure) : D - Climate class : E  
Document non contractuel - 06/05/2024



L'Immobilier Bleue - Avenue Simon Guoin - 13960 Sausset les Pins

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

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

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