

**385 000 €**

**Buying house**

**4 rooms**

**Surface : 110 m²**

**Surface of the living : 30 m²**

**Surface of the land : 214 m²**

**Exposition : Sud nord**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Features :**

Terrace, Double Glazing, Bedroom on ground floor

3 bedrooms

1 terrace

2 showers

2 WC

1 garage

2 parkings

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

26/12/2024 - Prix T.T.C



**House G24087 Gardanne**

located at the end of a dead end, in a peaceful setting, this house on two levels, completely renovated with taste, is ready to welcome you. its vast outdoor space, with a tiled terrace of more than 50 m² facing south, equipped with arbors and a pizza oven, is ideal for your convivial moments. an adjoining garage of 14 m², with automatic door and direct access to the terrace, facilitates your movements and storage. on the ground floor: a high-end kitchen, equipped for cooking enthusiasts: granite worktop, professional piano and rosier hood, american refrigerator, wine cellar, and built-in appliances (microwave, dishwasher). a central island for moments of sharing and conviviality, opening onto a large living room (living room and dining room) of more than 55 m². a spacious bedroom of 12 m², a modern shower room of 7 m², and a laundry room. upstairs: two bedrooms under the roof, offering nearly 30 m² each of floor space, bright thanks to the latest generation velux windows with burglar-proof exterior shutters a second shower room and a toilet a 7m² office comfort and services: complete insulation, double-glazed joinery, composite shutters (robust and durable). two reversible air conditioners and a wood insert for optimal thermal comfort. house connected to fiber optics. two

