



380 000 €

**Buying house**

**3 rooms**

**Surface : 68 m<sup>2</sup>**

**Surface of the living : 20 m<sup>2</sup>**

**Surface of the land : 327 m<sup>2</sup>**

**Year of construction : 1999**

**Inner condition : normal**

**Amenities :**

double glazing

2 bedroom

1 terrace

1 shower

1 WC

**Energy class (dpe) : E**

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

Document non contractuel

23/05/2024 - Prix T.T.C

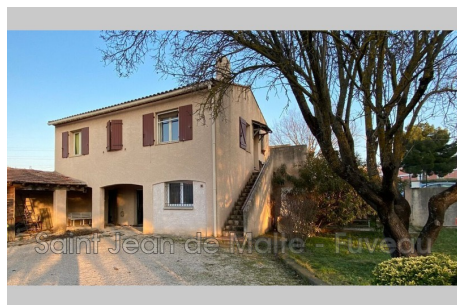
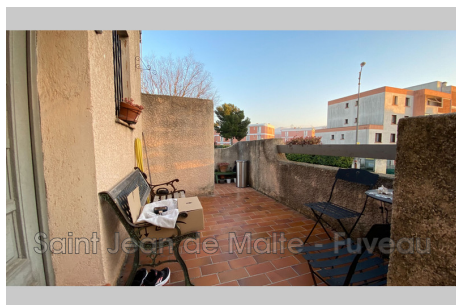


**House Ref. : 793V866M Gardanne**

GARDANNE - 13120 - AMEPI EXCLUSIVE - Close to shops and schools. In a residential area, House composed on the first floor of a T3 apartment of 68 m<sup>2</sup> rented for 930 including 65 euros of charges until the end of 2024. And on the ground floor of a former study office and workshop approximately 55 m<sup>2</sup> with independent access, (ideal liberal profession or possibility of making an independent apartment.) Development into a single house of approximately 120 m<sup>2</sup> also possible. All on approximately 327m<sup>2</sup> of land with private parking and garden and small lean-to.

Fees and charges :

380 000 € fees included



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RCS AIX EN PROVENCE 843821125 00010

Document non contractuel - Barème de prix disponible sur notre site internet

Visite réalisée en accord et parfaite connaissance des parties pendant la période du Covid-19 et dégage de toutes responsabilités l'agence sus nommée et ses collaborateurs. (Gel et masque)