



**IMMOBLEUE**  
ensemble, réalisons vos projets

499 900 €

Buying villa

4 rooms

Surface : 105 m<sup>2</sup>

Surface of the living space : 31 m<sup>2</sup>

Surface of the land : 600 m<sup>2</sup>

Year of construction : 1990

Exposure : Sud

Hot water : Electrique

Indoor condition : good

Outdoor condition : good

Benefits :

pool, fireplace, Bedroom on ground floor,  
double glazing, calm

3 bedroom

2 terraces

1 bathroom

1 shower

1 WC

1 garage

Legal information

499 900 €

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 4205 Martigues

Immobilier Bleue offers for sale this pretty Villa in the Escaillon/Barbousade sector Traditional villa on one level crawl space type 4 of approximately 105m<sup>2</sup> on a plot of 583m<sup>2</sup> Entrance with cupboard, beautiful living room of 31m<sup>2</sup> with pellet stove and air conditioning Fully equipped independent kitchen which can be opened onto the living room 3 Bedrooms of 10/12 and 15m<sup>2</sup> including a master suite with private adjoining bathroom Bathroom, Laundry/Pantry Garage of 30m<sup>2</sup>, Swimming pool room, Traditional swimming pool of 7.5x3.5 m, Landscaped garden, Drilling Double glazing, Electric and swing shutters, Attic insulation (5 years), Alarm Nice services To discover without delay Contact Patricia Gurtner at 04.42.44.56.94 and you can consult our advertisements on our agency website: [www.immobleue.net](http://www.immobleue.net) Information on the risks to which this property is exposed is available on the Géorisks website <http://www.georisks.gouv.fr>. To discover without delay...

Energy class (old measure) : C - Climate class : A  
Document non contractuel - 27/07/2024

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

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