



**IMMOBLEUE**  
ensemble, réalisons vos projets

420 000 €

Buying villa

5 rooms

Surface : 115 m<sup>2</sup>

Surface of the living space : 26 m<sup>2</sup>

Surface of the land : 500 m<sup>2</sup>

Year of construction : 1976

Exposure : Sud

Hot water : Electrique

Indoor condition : to modernize

Outdoor condition : good

Benefits :

pool, Bedroom on ground floor, double glazing, calm

4 bedroom

1 terrace

1 shower

2 WC

1 garage

1 cellar

Legal information

420 000 €

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 4245 Martigues

L'Immobilier Bleu presents this pretty, bright, individual and traditional villa of approximately 115 m<sup>2</sup> on a plot of over 500 m<sup>2</sup> Entrance, living room with open kitchen, pantry/laundry room, with garage of over 30m<sup>2</sup> which also has a cellar in the basement, WC and 1 bedroom on one level Upstairs you will find 3 large air-conditioned bedrooms, one of which has a private solarium-type terrace, recent shower room and separate toilet. Outside, a pretty swimming pool with its wooden terrace as well as a beautiful garden area to relax in the cool under the mulberry tree. The villa is part of a private subdivision with ASL (contribution €200 per year) Contact Patricia Gurtner on 04.42.44.56.94 and you can view our ads on our agency website: [immoibleue.net](http://immoibleue.net) Information on the risks to which this property is exposed is available on the Géorisques website <http://www.georisques.gouv.fr>.

Energy class (old measure) : D - Climate class : B  
Document non contractuel - 18/10/2024



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