

€ 599 000

**Buying house**

**3 rooms**

**Surface : 132 m<sup>2</sup>**

**Surface of the living : 60 m<sup>2</sup>**

**Surface of the land : 430 m<sup>2</sup>**

**Year of construction : 1986**

**View : Dégagée**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Amenities :**

pool, Coin barbecue, Bedroom on ground floor, double glazing

**Energy class (dpe) : C**

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

**Fees and charges :**

Well condominium

2 lots in the condominium 599 000 € fees included

18/05/2024 - Prix T.T.C



### House Aubagne

In a privileged setting, come and discover this splendid detached house built in 1986, with a surface area of 132 m<sup>2</sup>. Established on a single level, its neat interior condition will immediately appeal to you. The kitchen is American style, and the hot water system is electric. The equipment is recent, including a reversible air conditioning system. The house offers an unobstructed view, which ensures brightness at any time of the day. The 430 m<sup>2</sup> land has no shortage of assets with a swimming pool, a barbecue area and an automatic gate for greater comfort and security. In addition, a bedroom is specially designed on one level. The house also has double glazing and is connected to mains drainage. To discover immediately. Real estate in 13400 Aubagne has many advantages for those looking to buy a home. The town of Aubagne, located between sea and mountains, offers an idyllic living environment for nature lovers. Additionally, with a growing real estate market, this is an opportunity to make a safe investment. The town offers a varied offering, with traditional houses or modern villas, each with unique characteristics and suited to different budgets. With its excellent transport connections to Marseille and rich local amenities, such as schools, hospitals and shopping centres, the balance between the tranquility of provincial life and the advantages of a metropolis is undoubtedly another strong point of the city. real estate in 13400 Aubagne. Ref. : 903V75M - Mandat n°074

