

€ 730 000

**Buying house**

**5 rooms**

**Surface : 120 m<sup>2</sup>**

**Surface of the living : 47 m<sup>2</sup>**

**Surface of the land : 634 m<sup>2</sup>**

**Year of construction : 2007**

**Exposition : Sud est**

**View : Dégagée**

**Inner condition : Excellent**

**External condition : good**

**Couverture : tiles**

**Amenities :**

pool, double glazing, Arrosage automatique, calm

4 bedroom

2 bathrooms

2 WC

1 garage

**Energy class (dpe) : C**

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

Fees and charges :

Annual current expenses 200 €

Well condominium

730 000 € fees included

19/05/2024 - Prix T.T.C



### House Aubagne

Magnificent house of 120 m<sup>2</sup>, perfectly maintained, located in Aubagne district of Les Sollans, built on a plot of 634 m<sup>2</sup>. It offers a generous living room of 47 m<sup>2</sup> with large openings letting in light from the south-east. This benefits from a clear view. Ideal for family life, it includes 4 bedrooms, 2 bathrooms and 2 toilets. Its American kitchen and electric heating ensure optimal comfort as well as its wood stove. Built in 2007, it is in excellent condition and adjoining the garage. Sanitation is done by mains drainage. A swimming pool surrounded by a garden with automatic watering offers a true haven of peace. To complete everything, the double glazing guarantees absolute calm. To grab quickly. Ref. : 903V97M - Mandat n°82

