

1 258 000 €

**Buying maison**

**5 rooms**

**Surface : 198 m<sup>2</sup>**

**Surface of the living : 50 m<sup>2</sup>**

**Year of construction : 1975**

**Exposition : Sud**

**View : Dégagée Campagne**

**Hot water : Individuelle Chaudière**

**Inner condition : Excellent état**

**External condition : good**

**Couverture : Tuiles**

**Amenities :**

double glazing, Fenêtre pvc, Fenêtres coulissantes, electric blinds, Abri de voiture, Arrosage, Barbecue, Clôture, Éclairage extérieur, Accès handicapé, Alarme, Jeu de boules, Piscine

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

2 parkings

1 cellar

**Legal information**

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Fees paid by the owner, well condominium, annual current expenses 160 € (13 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



### Maison 301102024 La Ciotat

FOR SALE TRADITIONAL HOUSE LA CIOTAT from the 1970s tastefully renovated in 2021 of approximately 165 m<sup>2</sup> on a landscaped plot of 1200m<sup>2</sup> composed on the ground floor located in a dead end: A beautiful entrance, a large 70 m<sup>2</sup> very bright living room lit by huge bay windows with brick partition facing the swimming pool. A very large fitted and equipped kitchen with a modern central island followed by its laundry room and its storeroom. A bedroom on one level followed by its shower room-wc of more than 10m<sup>2</sup>. a guest toilet. ON THE FLOOR: A hallway leading to two large bedrooms with their respective dressing rooms, a large shower room, wc. A fully independent APARTMENT comprising a living room-kitchen opening onto its private terrace-solarium. A pretty bedroom, a shower room-wc. A garage with its workshop and its wine cellar of approximately 70 m<sup>2</sup>. Outbuildings via a staircase adjoining the garage. A traditional swimming pool 16 meters long...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 2940 and 4030 € (reference year 2021)  
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