



House

VITROLLES (13)

399 900 €*

* Agency fees to be paid by the seller



115 m²



4 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

Dpt Bouches du Rhône (13), for sale in Vitrolles, residential area of Bords de l'Etang, modern single-storey villa facing SOUTH, T4 with garage, i.e. 115m² of usable space, with quiet garden not overlooked, on a plot of 375 m² suitable for swimming pool. **New to discover without delay, a pretty modern single-storey T4 house with garage, i.e. 115m² of useful surface area (including 30m² garage), located in a residential area, quiet and not overlooked, in the residential area. Bords de l'Etang*** Recent construction in 2017, still under ten-year warranty. The house is not located under the Marignane aerial corridor, so it is quiet. At the entrance a hall with a modern glass roof gives access to the living room, facing SOUTH. The 42 m² living room is made up of a lounge area, with a pellet stove which gives all its charm to this beautiful room of the house. The living space is open to the exterior facing SOUTH thanks to a large bay window which allows direct access to the terrace, creating real continuity with its fully pocket opening. The equipped kitchen is open to the living room with a very functional and user-friendly central island. Three bedrooms with storage (10.11 and 11 m²). A bright bathroom, with walk-in shower and double sink. A separate toilet. Direct access to the adjoining garage, with an area of 30 m², ideal for a vehicle while retaining a workshop, laundry room, and additional storage on the mezzanine. Possibility of exploiting the potential of this garage which is already tiled and insulated, as a master suite, office, gym or professional. On the land with an area of 375 m² and flat, a large terrace facing SOUTH, and garden with lawn and the possibility of installing a swimming pool. An outbuilding, original annex room, 8 m². Beautiful services: Modern tiling Double-glazed PVC joinery Bay window with pocket Pellet stove Optical fiber Thermodynamic water heater PRM access (Person with reduced mobility) DPE to come A few kilometers from Marettes beach, and Salins du Lion, ideal for beautiful walks. 2023 property tax: €1,600 Shops and schools nearby Easy access via D113 and A7 Marignane airport: 2 km (no noise pollution) Aix TGV station 12 km Aix-en-Provence: 28 km Marseille: 26 km

Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

** ENGLISH SPEAKERS: please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Cindy IKLEF

VITROLLES (13127)

Agent

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 848412

Property type House

Year of construction 2017

Exposure South

View Vue sur Jardin

SURFACES

Living space 115 m²

Living room surface 43 m²

Land surface 375 m²

COMPOSITION

Number of rooms 4

Number of bedrooms 3

Number of bathrooms 1

Toilets count 1

Washrooms 1

Terrace 1

DPE/GES

DPE 64

GES 1

APPENDIX

Parking extérieur

Parking space 1

Garage 1

Videophone Non

SERVICES

Air conditioning Yes

Heater climatisation réversible

Kitchen américaine