

SANTI EXPERTIMMO PROVENCE

GESTION - TRANSACTION - EXPERTISE



Price on application

Buying house

5 room

Surface : 122 m²

Surface of the living : 65 m²

Surface of the land : 190 m²

Year of construction : 2024

Exposure : Sud

View : Jardin

Hot water : Thermodynamique

Inner condition : Neuf

External condition : Neuf

Cover : Toit terrasse

Benefits :

pool, Bedroom on ground floor, double glazing, Arrosage automatique, calm

3 bedroom

2 terrace

2 shower

2 toilet

1 garage

Energy class (old measure) : B

Climate class : A

Document non contractuel

08/11/2025 - Prix T.T.C



House 259 Marseille

HEART of SAINT BARNABÉ - 13012 - (just steps from the metro and the village center) HOUSE - 5 ROOMS - 3 BEDROOMS - SWIMMING POOL - PATIO - TERRACE and GARAGE. We offer you a home in the heart of the sought-after Saint-Barnabé neighborhood, known for its village atmosphere and friendly community, its local shops, public transport (bus, metro, etc.), and schools... This fully renovated house charms with its refined finishes, absolute tranquility, and exceptional brightness thanks to a south-facing exposure. On the ground floor - You will discover a large, open living area of approximately 65 m² featuring a living room and a fitted open kitchen, with access on one side to a patio and on the other to a tiled concrete swimming pool (11x3m), allowing you to fully enjoy the outdoor spaces. - One bedroom with bathroom and toilet - A separate WC - A garage for two vehicles On the first floor you will find 2 bedrooms, a bathroom with toilet, and a mezzanine. A rare property in the area, where the neighborhood's authenticity meets modern comfort. Information on risks affecting this property is available on the Géorisques website: <http://georisques.gouv.fr> Date of the diagnostic report: 02/25/2025 - B 87 kWh/m²/year and A2 kg CO²/m²/year Mandate T 257 Fees are

