

AGENCE COULANGE

DEPUIS 1974

775 000 €

Buying house

4 rooms

Surface : 100 m²

Surface of the living : 54 m²

Surface of the land : 430 m²

Year of construction : 2022

Exposition : Sud

View : Jardin

External condition : renovated

Amenities :

Bedroom on ground floor, Double Glazing,

Laundry room, Automatic gate

3 bedroom

1 bathroom

2 show ers

2 WC

1 garage

1 cellar

Legal information

775 000 € fees included

3,33% VAT of fees paid by the buyer (750 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr.



House 2176 La Ciotat

Architect-designed house – 100 m² renovated + extension (2022) – 430 m² plot – Roof terrace with sea view – Garage, workshop, and small pond Completely renovated and extended in 2022, this home combines modern comfort, high-quality materials, and perfectly optimized spaces, featuring a roof terrace with panoramic views of the sea and the city. Recent materials and flawless finishes - No work needed - Bright living room - Lounge with abundant natural light - South-facing exposure - Pleasant volumes and cozy atmosphere - Sleeping area spread over two levels Ground floor: - Open-plan living room and kitchen - Bedroom on the ground floor - Modern bathroom with bathtub and shower - Separate toilets First floor: - Large bedroom with walk-in closet - Second bright bedroom - Bathroom with toilet - Roof terrace with panoramic view, clear sightlines over La Ciotat, the sea, and surrounding hills Additional spaces - Garage - Separate room used as...

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A
Document non contractuel - 25/11/2025



TRANSACTION - LOCATION - GESTION

WWW.AGENCECOULANGE.COM

11 Boulevard Anatole France – 13600 LA CIOTAT - 04 42 83 14 14

28 Rue de la République - 83270 SAINT CYR SUR MER - 04 94 32 36 51

info@agencecoulanges.com

SAS L'IMMOBILIER A LA CIOTAT : Au capital de 105.250,80 € Siret 417 660 180 23 R.C.S. Marseille B 417 660 180