

# AGENCE COULANGE

DEPUIS 1974

1 100 000 €

**Buying house**

**5 rooms**

**Surface : 133 m²**

**Surface of the land : 5057 m²**

**Year of construction : 2000**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Fuel**

**Amenities :**

Pool, Fireplace, Bedroom on ground floor,  
Double Glazing, Automatic gate, Calm

4 bedroom

1 terrace

2 showers

2 WC

1 garage

## Legal information

1 100 000 € fees included

4,56% VAT of fees paid by the buyer  
(1 052 000 € without fees), no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



## House 138 La Cadière-d'Azur

Mediterranean escape and tranquility in this single-story villa in La Cadière-d'Azur... Come and explore this single-story villa covering 133 m² with bright, airy spaces. The equipped kitchen opens onto the living/dining area with a stove, creating a welcoming space where the large glass doors lead out to the landscaped garden of 5,057 m², offering a seamless flow between indoors and outdoors... The sleeping area includes 3 bedrooms as well as a master suite, ensuring peace and comfort for everyone. An office completes the layout. An independent space of approximately 24 m² is perfect for creating an area suited to your needs. The pool and outdoor areas invite you to fully enjoy the mild climate within a quiet, protected setting. For any information or to arrange a visit, contact Sylvie at 06 84 18 74 87.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 2010 and 2770 € (reference year 2022)  
Document non contractuel - 11/01/2026



**TRANSACTION - LOCATION - GESTION**

**WWW.AGENCECOULANGE.COM**

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

info@agencecoulange.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