

AGENCE COULANGE

DEPUIS 1974

978 500 €

Buying house

5 rooms

Surface : 130 m²

Surface of the living : 42 m²

Surface of the land : 1001 m²

Year of construction : 1995

Exposition : Plein sud

Hot water : Electrique

Inner condition : excellent

External condition : good

Amenities :

Pool, Fireplace, Bedroom on ground floor,
Double Glazing, Automatic Watering,
Laundry room, Calm

4 bedroom

1 bathroom

1 shower

2 WC

1 garage

1 cellar

Legal information

978 500 € fees included

3,00% VAT of fees paid by the buyer
(950 000 € without fees), no current
procedure, information on the risks to which
this property is exposed is available on
georisques.gouv.fr.



House 2163 La Ciotat

Family home of approximately 130 m² on a flat 1001 m² plot with south-facing pool! Located in a quiet and sought-after residential area of La Ciotat, this roughly 130 m² house has been carefully renovated by local craftsmen, offering a warm, modern, and energy-efficient living environment. Interior Living/dining room with vaulted ceiling and wood-burning stove insert Semi-open, modern, and fully equipped kitchen 4 bedrooms, including a master suite upstairs Freshly painted throughout the house Double-glazed windows and ducted reversible air conditioning Convenient laundry room Crawl space with cellar Exterior 1001 m² landscaped and tree-lined plot South-facing swimming pool Automatic irrigation system Large 33 m² garage Equipment and energy 8 solar panels to reduce bills and enhance energy independence Recently redone insulation Work carried out exclusively by La Ciotat craftsmen Alarm system Highlights Move-in ready, no work...

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A
Document non contractuel - 18/09/2025



TRANSACTION - LOCATION - GESTION

WWW.AGENCECOULANGE.COM

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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