

# AGENCE COULANGE

DEPUIS 1974

799 000 €

Buying house

8 rooms

Surface : 178 m<sup>2</sup>

Surface of the land : 703 m<sup>2</sup>

Exposition : Plein sud

View : Jardin

Hot water : Electrique

Inner condition : good

External condition : good

Amenities :

Bedroom on ground floor, Double Glazing,

Volets roulants automatique, Laundry

room, Terrain piscinable, Calm

6 bedroom

1 terrace

2 showers

2 WC

1 garage

2 parkings

1 cellar

## Informations légales

799 000 € honoraires inclus

3,90% TTC d'honoraires inclus à la charge de l'acheteur (769 000 € hors honoraires), well condominium(6 lots in the condominium), annual current expenses 350 € (29 € par mois), aucune procédure en cours, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



## House 2081 Ceyreste

Spacious house, with two independent apartments in Ceyreste... With a total surface area of 178 m<sup>2</sup>, on a plot of 703 m<sup>2</sup>, this house is ideal for a large family or a rental investment! Divided into two apartments of approximately 89 m<sup>2</sup> each, each includes a kitchen opening onto a beautiful, bright south-facing living room, three comfortable bedrooms and a bathroom. They are equipped with double water meters, independent electrical installation for each apartment and two hot water tanks to ensure optimal comfort. The plus: A large garage of 140 m<sup>2</sup> with a laundry area, a kitchen, a shower, toilets. The land offers the possibility of installing a swimming pool, thus creating a true haven of peace for you and your loved ones. In addition, the property has two outdoor parking spaces and the possibility of parking up to four vehicles inside the garage. Contact us today on 04 42 83 14 14 to arrange a visit or for more information!

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1780 and 2470 € (reference year 2021)  
Document non contractuel - 01/05/2024



TRANSACTION - LOCATION - GESTION

[WWW.AGENCECOULANGE.COM](http://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@agencecoulange.com](mailto: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