

AGENCE COULANGE

DEPUIS 1974

1 680 000 €

Buying maison de caractère

4 rooms

Surface : 174 m²

Surface of the land : 5217 m²

Year of construction : Avant 1977

Exposition : Sud est

View : Dégagée

Hot water : Electrique

External condition : good

Couverture : Tuiles

Amenities :

Puits à eau (68 ans), Point d'eau extérieur (eau..., Terrain de boules, Double Glazing, Automatic Watering, Garage 50 m², Automatic gate, Calm

4 bedroom

3 terraces

2 garages

5 parkings

Legal information

1 680 000 € fees included

5,00% VAT of fees paid by the buyer

(1 600 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on

georisques.gouv.fr



Maison de caractère 2109 Aubagne

Superb property in the heart of the Solans district, at the foot of the Garlaban... This 174 m² character house, located on a 5,217 m² plot of land facing due south, offers a unique living environment with numerous development possibilities. It consists of two independent apartments, a T4 and a T2, perfect for a family or a rental project, with several rental income possibilities. The land benefits from a large garage of 50 m², a bowling green, a water well and an automatic gate. Several terraces and parking spaces complete this property, ideal for taking full advantage of its exceptional environment. For more information, contact the agency on 04 42 83 14 14!

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
Estimated annual energy between 1210 and 1638 € (reference year 2021)
Document non contractuel - 12/03/2025

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

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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