

On the outskirts of Aubagne, single-storey house in need of total renovation with garage, attic, outbuildings,



INFORMATION

Town:	La Penne-sur-Huveaune
Department:	Bouches-du-Rhône
Bed:	2
Bath:	1
Floor:	82 m2
Plot Size:	1709 m2



IN BRIEF

This property offers the rare opportunity of a large plot of 1700 m2 in an urban area close to all amenities, while benefiting from a peaceful setting at the end of a cul-de-sac.

The single-storey house comprises 4 rooms: living room, dining room, utility room, 2 bedrooms, shower room and separate WC.

The property has a fireplace in the living room and offers the possibility of doubling its living space by raising the roof. The land benefits from a borehole, a large outbuilding and a large swimming pool in need of renovation.

An attached garage and a second outbuilding that could be used as a second garage complete the property.

ENERGY - DPE

DPE not required.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

The property is located equidistant between the centre of La Penne sur Huveaune and Aubagne, in the sought-after sector or the private medical center "La Clinique de La Casamance".

Close to all amenities, motorways and public transport, with a bus stop just 5 minutes' walk away, this is the ideal property for a family, with several nurseries and schools nearby.

There are also plenty of opportunities for hiking from the house in the surrounding hills bordering the Calanques Park, and the Calanques and beaches of Cassis are around twenty minutes away by motorway.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1000 EUR

Taxe habitation: EUR

NOTES