

New renovation/extension for this charming 4-bedroom house with exterior



INFORMATION

Town:	Aubagne
Department:	Bouches-du-Rhône
Bed:	4
Bath:	2
Floor:	91.26 m2
Plot Size:	357 m2

IN BRIEF

You'll love this charming, newly renovated house with one-storey extension. No work required to move in!

It comprises :

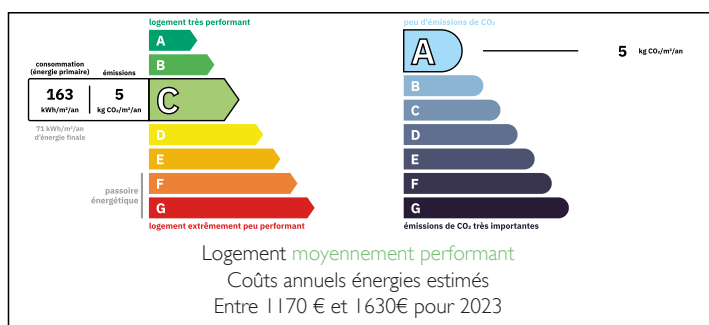
On the ground floor: A living room with cupboard and fully-equipped open kitchen, a separate toilet, a bedroom with dressing room and en suite shower room,

Upstairs, you will find 3 bedrooms, one with storage space, two with sloping ceiling and an independent shower room with toilet.

Outside, you'll find a motorized gate with digicode, a lovely paved parking area, a garden area and a paved south exposed terrace for barbecues.

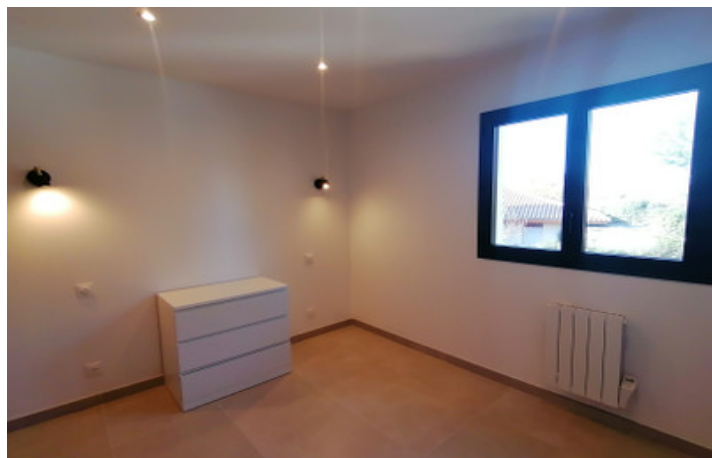


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 1300 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The property is located in a residential area, set back from the road, in a quiet location, not overlooked, with a beautiful unobstructed view of the hills from the first floor. The flat, south-west-facing garden in front of the house is ideal for a small swimming pool. All amenities are just a stone's throw away. Motorway access is just a few minutes away, as is a complete public transport network. (Bus, Tramway). It is the ideal property for a family, with several crèches and schools nearby.

Last but not least, there are plenty of opportunities for hiking in the surrounding hills on the edge of the calanques park, and the calanques and beaches of Cassis are around twenty minutes away by freeway. Marignane airport: 38 min (42.1 km) via A50
St. Charles TGV station: 25 min (20.5 km) via A50

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