



# HARRINGTON PARK

461 560 €

**Maison for sale**

**4 rooms**

**Surface : 93 m<sup>2</sup>**

**Surface of the living space : 31 m<sup>2</sup>**

**Surface of the land : 261 m<sup>2</sup>**

**Year of construction : 2009 / 2010**

**View : Jardin**

**Hot water : Electrique**

**Indoor condition : Excellent**

**Outdoor condition : good**

**Cover : Tuiles**

**Benefits :**

pool, Cheminée, double glazing, Arrosage automatique, calm

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

1 parking

**Energy class (old measure) : C**

**Climate class : A**

Document non contractuel

05/02/2025 - Prix T.T.C



**Maison Châteauneuf-les-Martigues ref. 830V2M - Mandat n°629**

**NEW**

**CHATEAUNEUF-LES-MARTIGUES HOUSE T4/5**

In a sought-after residential area, 4/5 room house in perfect condition of 96 m<sup>2</sup> living space (93m<sup>2</sup> Carrez law) benefiting from all modern comforts on 2 levels comprising on the ground floor: a 31 m<sup>2</sup> living/dining room opening onto the garden, an independent fitted kitchen of 11 m<sup>2</sup> opening onto the living room, a toilet. On the 1st floor: a master bedroom with its shower room, 2 children's bedrooms, a bathroom with toilet, a pretty garden with an above-ground swimming pool, a 16m<sup>2</sup> garage with direct access to the house + a parking space in front of the garage, semi-detached house (the walls are independent), good thermal and sound insulation, individual electric heating, air / air conditioning, a wood stove (logs) completes...



Harrington Park Immobilier - Le chenonceau III 122 rue du commandant rolland - 13008 Marseille

Tél: 04 91 22 23 42 / 06 62 05 75 74 harringtonpark@wanadoo.fr

Document non contractuel - Barème de prix disponible sur notre site internet



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## Maison Châteauneuf-les-Martigues

... the heating of the ground floor, double glazing on all windows.

Energy performance diagnosis: DPE: C (151); GES: A (4).

Estimated annual energy costs: between 1050 euros and 1470 euros per year.

Average price of energy indexed for the years 2021, 2022, 2023.

Amount of property tax: 1442 euros.

**Fees and charges :**

Annual recurring charges 180 €

In condominium

461 560 € fees included

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