

282 000 €

**Buying house**

**5 rooms**

**Surface : 145 m²**

**Surface of the living : 47 m²**

**Surface of the land : 841 m²**

**Year of construction : 1946**

**Exposition : Sud est**

**View : Dégagée**

**Hot water : Solaire**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Features :**

Parking, Plusieurs terrasses, Parcelle de 500 m² constructible, fireplace, double glazing, Eau chaude solaire, Laundry room, garden, calm

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

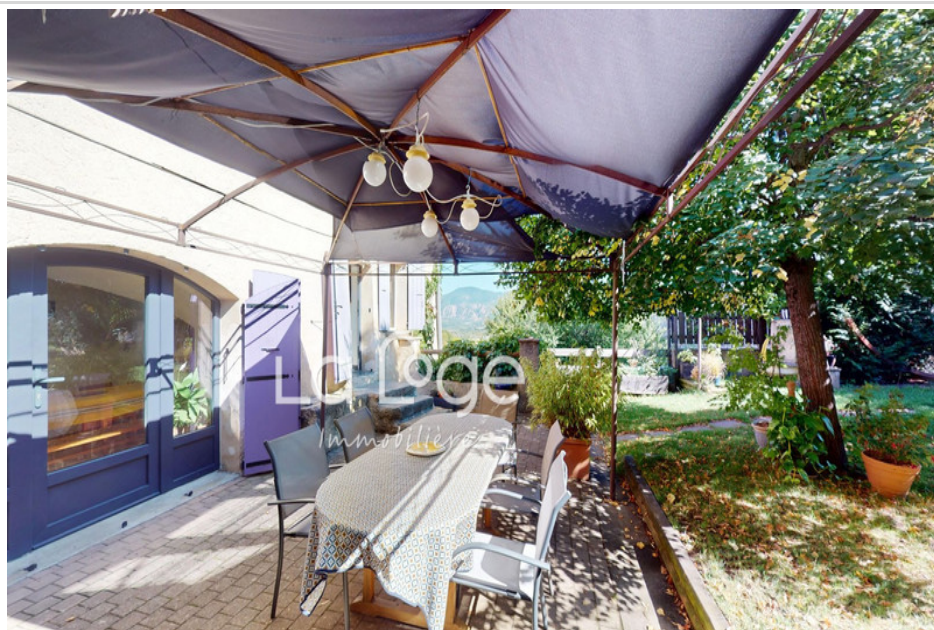
2 parkings

1 cellar

**Legal information**

282 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## House 406 Vitrolles

**PLAN DE VITROLLES:** Exclusively located in the heart of the Plan de Vitrolles village, you will discover this charming house at the foot of Pic de Crigne! You will find a peaceful setting that allows you to fully enjoy the terrace and garden, sheltered from prying eyes! Inside, there is a spacious vaulted living room of 45 m² with a wood-burning stove, a large, bright, and modern kitchen, a generous storage closet, as well as a shower room with toilet. Upstairs, you have four bedrooms, including a very spacious one over 18 m² that opens onto a beautiful covered terrace with unobstructed views, a full bathroom with shower and bathtub, a separate toilet, and a laundry room. Below, there is a wonderful 500 m² plot of buildable land, fenced with clear views, perfect for a vegetable garden, a pétanque court, setting up a barbecue area for enjoyable moments or even to take a nap in the shade of the local trees! For hot water, you benefit from a solar...

Energy class (dpe) : E - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 1670 and 2290 € (reference year 2023)  
Document non contractuel - 13/10/2025

