

**Price on request**

**Buying house**

**5 rooms**

**Surface : 166 m<sup>2</sup>**

**Surface of the living : 42 m<sup>2</sup>**

**Surface of the land : 565 m<sup>2</sup>**

**Year of construction : 1992**

**Exposition : Sud nord**

**View : Panorama urbain**

**Hot water : Electrique**

**Inner condition : a refresh**

**External condition : A refresh**

**Couverture : Tiling**

**Features :**

Pool, Air conditioning, local, Double  
Glazing, Drilling, Calm, Automatic gate,  
Laundry room

3 bedroom

1 terrace

1 bathroom

2 WC

1 garage

5 parkings

1 cellar

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : A**

Document non contractuel

07/09/2025 - Prix T.T.C



**House 3533 Saint-Martin-de-Crau**

For sale, a spacious house with an area of 166 m<sup>2</sup> situated on a 565 m<sup>2</sup> plot in the town center of Saint-Martin-de-Crau. This detached house, built in 1992, offers a panoramic view of the urban landscape. Facing north and south, it enjoys plenty of natural light. The house features a large living room of 42 m<sup>2</sup>, a fitted open-plan kitchen, 3 bedrooms, a bathroom with a shower, two toilets, a laundry room, a utility room, a large garage, and a cellar. It is equipped with reversible air conditioning and a heat pump heating system. The property also includes a double gate, a well, and 5 parking spaces. With a swimming pool and a terrace, you can relax outdoors in complete peace. The house requires some modernization. It's an ideal place for someone looking for tranquility within the city.

Fees and charges :