

**265 000 €**

**For sale ground garden**

**3 rooms**

**Surface : 72 m²**

**Surface of the living : 26 m²**

**Year of construction : 1972**

**Exposition : Sud**

**View : Campagne**

**Hot water : Collective**

**Inner condition : good**

**Building condition : good**

**Features :**

calm, double glazing, visitor parking,  
garden, residential, Véranda

2 bedroom

1 terrace

1 bathroom

1 WC

1 parking

1 cellar

**Legal information**

265 000 € fees included

6,00% VAT of fees paid by the buyer

(250 000 € without fees), well

condominium, annual current expenses

2 400 € (200 € monthly), no current

procedure, information on the risks to which

this property is exposed is available on

[georisques.gouv.fr](http://georisques.gouv.fr).



**Ground garden 4856 Peymeinade**

Rarely available, a 3-room apartment located on the GARDEN LEVEL of a quiet residence near shops and schools, with a living area of approximately 72 m² and a fully enclosed, sun-filled garden. It features an entrance leading to the living room, a veranda with an open kitchen, all opening onto the garden, a hallway with dressing area, 2 bedrooms, a bathroom, and a separate toilet. The apartment comes with a private parking space and a cellar in the basement. A must-see.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 840 and 1190 € (reference year 2024)  
Document non contractuel - 01/09/2025

