

139 000 €

**Contact agency**

**La Provençale Gardanne**

21 boulevard de la république

13120 Gardanne

04 42 22 20 20 / gardanne@la-provencale.net

**For sale apartment**

**2 rooms**

**Surface : 41 m²**

**Surface of the living : 15 m²**

**Exposition : Nord**

**View : Citadine**

**Hot water : Individuelle électrique**

**Inner condition : a refresh**

**Features :**

double glazing, downtown

1 bedroom

1 bathroom

1 WC

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

28/11/2024 - Prix T.T.C



**Apartment G23013 Gardanne**

GARDANNE - 13120 - Exclusively, rare for sale. In the center, quiet and within walking distance of all amenities, 2/3-room apartment of 41 m² on the first floor of a condominium of 3 apartments. It consists of a living area of 15 m², a living room and 1 bedroom with bathroom. Double glazing, electric heating, redone electric panel. Cellar on the ground floor (1.39 m²). possibility small T3. Ideal first purchase or investor. (Formerly rented 680 Euros per month excluding charge) low charge. This sheet is extracted from the AMEPI file of which the agency is a member. The agency is thus authorized to exercise its activity in conjunction with the agency holding the mandate, at no additional cost to the purchaser.

**Fees and charges :**

Annual current expenses 544 €

Well condominium

4 lots in the condominium 139 000 € fees included

