

208 000 €

**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 : 37 m<sup>2</sup>**

**Surface of the living : 20 m<sup>2</sup>**

**Year of construction : 2017**

**View : Citadine**

**Hot water : Géothermie**

**Inner condition : excellent**

**Building condition : GOOD**

**Features :**

double glazing, gated

1 bedroom

1 shower

1 WC

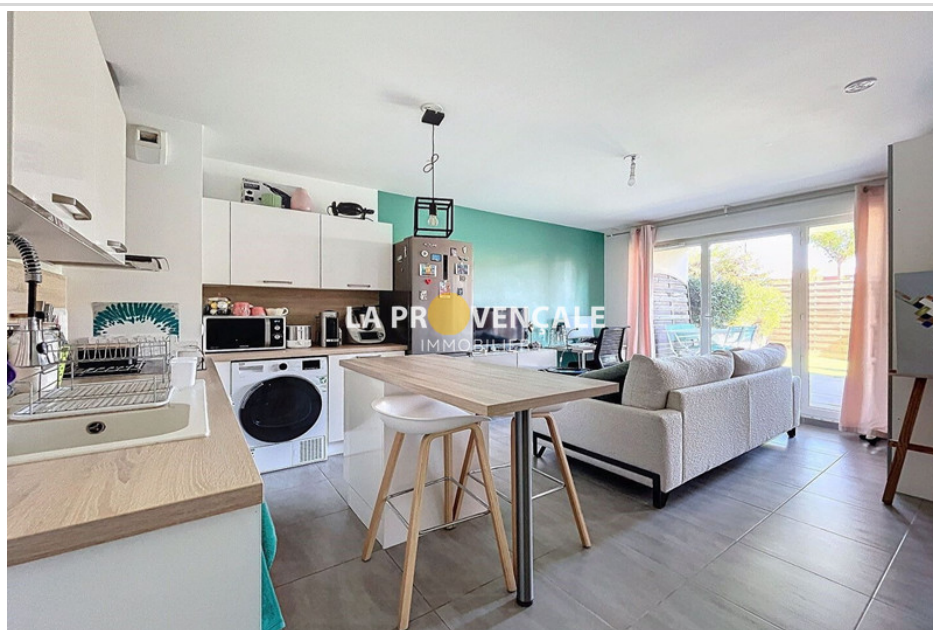
1 garage

**Energy class (dpe) : B**

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

Document non contractuel

24/11/2024 - Prix T.T.C



**Apartment G24078 Gardanne**

GARDANNE - 13120 - Exclusive - On the ground floor of a recent and secure residence, very nice type 2 apartment of approximately 37m<sup>2</sup> + terrace, small garden and closed box in the basement. Individual heating, double glazing, electric roller shutters, equipped kitchen, ten-year guarantee in progress (2027). Currently rented until December 2025 for a rent of 853€ / month. Condominium charges 90 euros monthly. This file is extracted from the AMEPI file of which the agency is a member. The agency is thus authorized to exercise its activity in relation to the agency holding the mandate, without additional cost for the purchaser. "Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)".

Fees and charges :

Annual current expenses 1 200 €

Well condominium

208 000 € fees included

