

220 000 €

Contact agency

La Provençale Gardanne

21 boulevard de la république

13120 Gardanne

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

For sale apartment

2 rooms

Surface : 42 m<sup>2</sup>

Year of construction : 2017

Exposition : Ouest

View : Citadine

Hot water : Individuelle électrique

Inner condition : excellent

Building condition : GOOD

Features :

electric shutters, double glazing,  
Climatisation panoramique, lift

1 bedroom

1 terrace

1 shower

1 WC

1 garage

Document non contractuel

21/03/2025 - Prix T.T.C



## Apartment G25026 Gardanne

GARDANNE -13120- Your La Provençale Gardanne agency offers for sale this 42 m<sup>2</sup> type 2 apartment with terrace located on the 2nd floor of a secure residence offering a very beautiful open view and a West exposure. Its kitchen open to the living room allows you to enjoy a beautiful living space with a bedroom, a bathroom and a separate toilet. It has a pleasant terrace and a closed box in the basement. You will appreciate its modern services with individual heating, double glazing, fiber, electric roller shutters and a fully equipped kitchen. Ten-year warranty is in effect until 2027. Ideal apartment for a first purchase or for a rental investment. 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

220 000 € fees included

