

225 000 €

Contact agency

Luxury Provence

531 avenue paul jullien

13100 Le Tholonet

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For sale apartment

2 rooms

Surface : 43 m<sup>2</sup>

Surface of the living : 23 m<sup>2</sup>

Year of construction : 2021

Hot water : Individuelle électrique

Inner condition : normal

Features :

lift, digicode, intercom

1 bedroom

1 terrace

1 shower

1 WC

2 garage

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

16/08/2024 - Prix T.T.C



## Apartment 102 Gardanne

Charming 43m<sup>2</sup> apartment in Gardanne (13120), Ideal for a single person or a couple. Located on the 2nd floor of a building with elevator and intercom, this apartment is ready to be inhabited. Enjoy a bright 23m<sup>2</sup> living room with open kitchen, perfect for your moments of relaxation. The spacious 13m<sup>2</sup> bedroom offers all the necessary comfort. A modern bathroom completes this functional space. You will appreciate the terrace for your moments of relaxation outdoors. Heating and hot water are individual, guaranteeing optimal management of your energy expenses. A double garage is also included, ensuring your parking comfort. The location is a major asset: only 3 minutes walk from the bus stops and close to Gardanne train station (13 minutes walk) and shops Don't miss this unique opportunity to acquire a quality property in a dynamic and well-served area!

Mandate delegated by the arc valley amépi. For more information, contact Aurore CARO EI at 06 99 33 72 89 , Commercial agent registered with the RSAC of Marseille under number 920 193 604 CPI1310202200000119 issued on 03/12/2024 by the CCI of Marseille

Fees and charges :

Annual current expenses 640 €

Well condominium

170 lots in the condominium 225 000 € fees included

