

199 000 €

**Contact agency**

**La Provençale Gardanne**

21 boulevard de la république

13120 Gardanne

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

**For sale apartment**

**3 rooms**

**Surface : 49 m<sup>2</sup>**

**Surface of the living : 19 m<sup>2</sup>**

**Year of construction : 1980**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Individuelle électrique**

**Inner condition : GOOD**

**Standing : residential**

**Building condition : GOOD**

**Features :**

Visitor Parking, electric shutters, double glazing, DRESSING

1 bedroom

1 shower

1 WC

**Energy class (dpe) : D**

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

Document non contractuel

26/12/2024 - Prix T.T.C



## Apartment 24054 Gardanne

Gardanne "13120" For sale exclusively, type 2 apartment, formerly type 3, located a few minutes walk from the city center. This clean and well-maintained property offers a large 19 m<sup>2</sup> bedroom with a dressing area, perfect for optimal storage. You will also find an entrance hall with cupboard, a kitchen open to the living room and a shower room with WC. The residence, built in 1980, is equipped with double-glazed windows, electric and wooden shutters, ensuring comfort and energy savings. Parking is easy thanks to the free parking in the residence. This property benefits from an ideal location: in the immediate vicinity of the Gardanne SNCF train station, the bus station, shops and all amenities. This is an ideal apartment for those looking for tranquility while remaining close to the city center. Mdt 24054. 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) This property is presented to you by Amepi Vallée de l'Arc

Fees and charges :

Annual current expenses 600 €

Well condominium

15 lots in the condominium 199 000 € fees included

