

159 000 €

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

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

**Year of construction : 1972**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Individuelle électrique**

**Inner condition : to modernize**

**Building condition : GOOD**

**Features :**

double glazing, gated, residential

1 bedroom

1 terrace

1 bathroom

1 WC

1 cellar

**Energy class (dpe) : D**

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



### Apartment G23111 La Seyne-sur-Mer

La Seyne sur mer - 83500 - Your agency La Provençale offers for sale this T2 of 47.8m<sup>2</sup>, located 1km from Sablettes beach. The property consists of an entrance hall with cupboard, a large living room of almost 25m<sup>2</sup> overlooking a south-facing terrace, a kitchen, a bathroom, a bedroom and a toilet. A cellar completes the property. Secure residence with free parking. Crossing and bright apartment, to modernize. Ideal for investors, the apartment is rented for €660 excluding tax/ per month, current lease. Information on the risks to which this property is exposed is available on the Géorisks website: [www.georisks.gouv.fr](http://www.georisks.gouv.fr)

Fees and charges :

Annual current expenses 330 €

Well condominium

159 000 € fees included

Document non contractuel

18/07/2024 - Prix T.T.C

