

169 000 €

**Contact agency**

**Capital Provence Immobilier**

9 rue Louis Grobet

13001 Marseille

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**For sale apartment**

**2 rooms**

**Surface : 44 m<sup>2</sup>**

**Year of construction : 1999**

**Exposition : Ouest**

**View : Jardin**

**Hot water : Individuelle gaz**

**Inner condition : GOOD**

**Standing : residential**

**Building condition : GOOD**

**Features :**

lift, double glazing, gated, CALM, armored door, residential, electric shutters

1 bedroom

1 terrace

1 shower

1 parking

**Energy class (dpe) : C**

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

Document non contractuel

17/08/2024 - Prix T.T.C



**Apartment 2021gb Marseille**

Château Gombert - 2-room apartment of 45 m<sup>2</sup> – Balcony 13 m<sup>2</sup> – parking in the basement. Absolute calm, volumes and the absence of vis-à-vis are the key words for this type 2 apartment of 45 m<sup>2</sup> located in the Technopôle district of Château Gombert. At the gates of Plan de Cuques and Allauch, on the ground floor of a modern and secure residence, this beautiful apartment, NOT OVERLOOKED, is ideal for a first purchase or a rental investment. On the day side, a living dining room, facing west, opening through a large bay window onto a large 13 m<sup>2</sup> terrace. The open, fitted and equipped kitchen completes the living room. On the night side, a hallway with storage serves the bedroom, a bathroom and its toilet. A large storage cupboard is also present. On the outside, the 13 m<sup>2</sup> balcony allows you to enjoy the calm reigning in the residence, the proximity of the wooded area, all year round. A large parking space in the basement completes this property. It is easily boxable if needed. Services: Bay windows and double-glazed windows throughout the apartment, electric shutters. Fitted and equipped kitchen (oven, hob, extractor). Hot water and heating by individual boiler, excellent condition and maintained. Intercom, airlock secured by badge system and digicode. Garage in the secure interior basement, access by elevator or by stairs. The condominium, very wooded and in absolute calm, includes 215 lots (including a hundred parking lots). The breakdown is 81/10.000ths for the apartment and 12/10.000ths for the car park.



BARBIER - commercial agent (EI) registered with the Commercial Court of Marseille RSAC 832246136.

Fees and charges :

Annual current expenses 1 080 €

Well condominium

215 lots in the condominium 169 000 € fees included

