

122 000 €

Contact agency

à la bonne porte

19 cours mirabeau

13100 Aix-en-Provence

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For sale apartment

2 rooms

Surface : 36 m<sup>2</sup>

Surface of the living : 20 m<sup>2</sup>

Year of construction : 2005

Exposition : Est

View : Citadine

Hot water : Individuelle

Inner condition : GOOD

Standing : residential

Building condition : GOOD

Features :

double glazing, lift, DOUBLE VITRAGE

PVC, LOGGIA OUVERTE, electric shutters,

Fibre optique, intercom

1 bedroom

1 bathroom

1 WC

1 parking

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

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



## Apartment 193 Toulon

Investment : T2 of 36 m<sup>2</sup>, built in 2005, sold rented: lease expiry October 2025 with monthly income excluding charges of 512 euros. Located in a secure residence, close to all amenities, with a private underground parking space and elevator access, this property provides all the modernity necessary for a year-round rental. The bright 20 m<sup>2</sup> living room with its slightly recessed kitchen area opens onto an open 3.7 m<sup>2</sup> loggia which offers a very pleasant exterior. On the night side, the layout is comfortable and offers a suite with its closet and bathroom. Separate WC, storeroom, intercom, PVC double glazing, electric roller shutter are also the assets of this property. Note that the paintings have recently been redone. Co-ownership of 144 lots with no proceedings in progress. Annual charges 1350 euros including cold water.

Fees and charges :

Annual current expenses 1 350 €

Well condominium

144 lots in the condominium 122 000 € fees included

