

265 000 €

Contact agency

Luxury Provence

531 avenue paul jullien

13100 Le Tholonet

0442944548 / direction@luxury-provence.com

For sale apartment

3 rooms

Surface : 60 m<sup>2</sup>

Surface of the living : 30 m<sup>2</sup>

Year of construction : 2013

Exposition : Nord Est

Inner condition : normal

Features :

double glazing

2 bedroom

1 terrace

1 bathroom

1 WC

2 parkings

1 cellar

Emission of greenhouse gases (ges) : B

Document non contractuel

26/02/2025 - Prix T.T.C



### Apartment 4012 Gardanne

This building consists of only 8 apartments and has an external staircase. The apartment is located on the first and last floor. The apartment consists of a bright living room with open kitchen, ideal for friendly moments. The separate sleeping area includes two bedrooms of 12 m<sup>2</sup> and 11.4 m<sup>2</sup>, a bathroom and a separate toilet. An 8 m<sup>2</sup> terrace completes the ensemble, offering a pleasant exterior. The services are modern and comfortable: reversible air conditioning, double-glazed PVC joinery and VMC. A private cellar of 20 m<sup>2</sup> provides additional storage. Two private outdoor parking spaces are included. co-ownership of 48 lots (no proceedings in progress). annual charges: 600.00 euros.

Fees and charges :

Annual current expenses 600 €

Well condominium

48 lots in the condominium 265 000 € fees included

