

349 000 €

Contact agency

La Provençale Gardanne

21 boulevard de la république

13120 Gardanne

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

For sale apartment

4 rooms

Surface : 83 m²

Surface of the living : 39 m²

Year of construction : 2007

Exposition : Sud ouest

View : Jardin

Hot water : Individuelle

Inner condition : GOOD

Building condition : GOOD

Features :

electric shutters, double glazing

3 bedroom

1 terrace

1 bathroom

1 WC

1 garage

1 parking

Emission of greenhouse gases (ges) : A

Document non contractuel

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



## Apartment G24059 Gardanne

GARDANNE 13120 - Your La Provençale agency offers you this beautiful T4 apartment of 83m² with its spacious south-facing private garden of 460m², Bright and in perfect condition, it consists of a beautiful living room opening onto the kitchen, a master suite with bathroom, two bedrooms with closet, a bathroom and a toilet. In the heart of an intimate residence, quiet and yet close to amenities, you can enjoy a beautiful exterior including two terraces, a large garden with trees and a garden shed. A closed box in the basement as well as a private outdoor space complete this property. Although subject to the status of co-ownership, no procedure in progress. Monthly charges 170e/month. Rare on the market !! This sheet is extracted from the AMEPI file of which the agency is a member. The agency is thus authorized to carry out its activity in relation with the agency holding the mandate, at no additional cost to the buyer. 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 2 040 €

Well condominium

21 lots in the condominium 349 000 € fees included

