

369 000 €

Contact agency

La Provençale Gardanne

21 boulevard de la république

13120 Gardanne

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For sale duplex

4 rooms

Surface : 80 m²

Exposition : Ouest

Hot water : Individuelle électrique

Inner condition : excellent

Building condition : GOOD

Features :

double glazing, downtown, air conditioning, fireplace

3 bedroom

1 shower

11 WC

Document non contractuel

16/08/2024 - Prix T.T.C



Duplex G24061 Gardanne

GARDANNE - 13120 - Your agency La Provençale offers you this magnificent T4 duplex of 85m², halfway between house and apartment. In impeccable condition, the property consists of a kitchen on the ground floor opening onto a large living room, 2 bedrooms, a bathroom and upstairs a 3rd bedroom (with possibility of a terrace). This duplex offers magnificent modern amenities: PVC double glazing, reversible air conditioning, insert fireplace, electric roller shutters, modern equipped kitchen. Outside, you benefit from a double East/West terrace, a garden with watering, a shelter and DIY corner. Co-ownership of 60 lots (No procedure in progress). Condominium charges 65€/month. Garage rental 66€/month optional. 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

Fees and charges :

Annual current expenses 780 €

Well condominium

60 lots in the condominium 369 000 € fees included

