

341 500 €

Contact agency

Luxury Provence

531 avenue paul jullien

13100 Le Tholonet

0442944548 / direction@luxury-provence.com

For sale apartment

4 rooms

Surface : 87 m<sup>2</sup>

View : Jardin

Inner condition : normal

3 bedroom

1 terrace

1 shower

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel

21/02/2025 - Prix T.T.C



### Apartment 6367 Gardanne

Type 4 apartment of approximately 88 m<sup>2</sup>, with a large private garden of approximately 290 m<sup>2</sup>. It consists of a large living room (lounge/kitchen) of 44 m<sup>2</sup>, two bedrooms on the ground floor, a bathroom, and a bedroom upstairs. The apartment is equipped with PVC double glazing, an individual gas boiler, reversible air conditioning, as well as centralized electric roller shutters. The garden, completely flat, has two terraces. The condominium charges amount to 60 euros per month, or 720 euros annually. The condominium includes 60 lots and is not subject to any current proceedings. This real estate advertisement was written under the editorial responsibility of Hugo CORDON (06 30 09 20 98), EI, commercial agent of SAS Luxury Provence, registered with the RSAC of Aix under number 978480044, holder of the employee card on behalf of the company Luxury Provence CPI13102024000000677 issued by the CCI of Marseille.

Fees and charges :

Annual current expenses 720 €

Well condominium

60 lots in the condominium 341 500 € fees included

