

244 000 €

Contact agency

L'Immobilier Bleue

Avenue Simon Guin

13960 Sausset les Pins

04 42 44 56 94 / contact@immobleue.net

For sale appartement de caractère

3 rooms

Surface : 76 m<sup>2</sup>

Surface of the living : 31 m<sup>2</sup>

Inner condition : excellent

Building condition : GOOD

Features :

double glazing, CALM

3 bedroom

1 shower

1 WC

Document non contractuel

28/11/2024 - Prix T.T.C



## Appartement de caractère 4257 Gignac-la-Nerthe

For sale: Superb newly renovated apartment in Laure, Gignac-la-Nerthe Located in a peaceful and strategic environment, this 76 m<sup>2</sup> apartment (Carrez law), completely renovated, is nestled on the 1st and last floor of a small, well-maintained condominium. Ideally located, you are only 15 minutes from Aix-en-Provence, Marseille, the Côte Bleue, as well as the TGV station and the airport. Main features: • Entrance of 7.7 m<sup>2</sup> with reversible air conditioning. • Bright living room of 20.2 m<sup>2</sup>, equipped with reversible air conditioning, opening onto a modern and fully equipped kitchen of 10.5 m<sup>2</sup>. • Two large bedrooms: one of 17 m<sup>2</sup> and the other of 12.8 m<sup>2</sup>, both with electric radiators. • Contemporary bathroom with large Italian shower, heated towel rail and double sink unit. The plumbing and electrical work has been completely redone, you will not have any work to plan. The advantages: • High-end furniture included, offering a ready-to-live-in and refined interior. • Solid oak parquet for an authentic and warm charm. • Beautiful high ceilings with large windows in each room, providing light and space. • Immediate proximity to amenities: schools, shops, bus stop, etc. This property combines the charm of the old with modernity thanks to quality materials. A turnkey space ideal for lovers of comfort and elegance. To discover without delay!

Fees and charges :

Annual current expenses: 450 €

