## 337 112 €

Contact agency L'Immobilière du Cours 40 cours du 4 septembre 13500 Martigues 04.42.40.34.47 / immobiliere-ducours@orange.fr

For sale appartements/a vendre/4 pièces 4 rooms Surface : 88 m<sup>2</sup>

Features :

Dernier Etage

3 bedroom







## appartements/a vendre/4 pièces 2217b lstres

LAST OPPORTUNITY FOR THIS 88 m<sup>2</sup> T4 in a new program in the heart of downtown lstres. Come and discover this small luxury residence with an elegant design made up of only 14 lots ranging from T3 to T5. L&#39;lmmobilière Du Cours offers you this T4/5 inverted duplex of 88.42 m<sup>2</sup> facing south-west with a clear view and its private unobstructed terrace of 29 m<sup>2</sup> on the 3rd and last floor with elevator. On the lower level, a hallway of 6 m<sup>2</sup> leading to 2 bedrooms and an office, a bathroom with WC, and storage cupboards. On the upper floor, a living room with open kitchen of 27 m<sup>2</sup>, a master suite with shower room + WC and access from this room and the living room to the terrace. The property will be airconditioned, delivered with a private parking space (with the possibility of a second space + a cellar) at a price of 379,900 euros. Reduced notary fees, Pinel eligible. Delivery October 2024: 2nd PARKING SPACE + FREE CELLAR!!! Don&#39;t delay any longer Contact Jessica 06.10.33.50.94 Fees and charges :

Well condominium

337 112 € fees included

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