

190 000 €

Contact agency

SANTI EXPERTIMMO PROVENCE

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For sale apartment

4 rooms

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

Year of construction : 1960

Exposition : Sud

Hot water : Collective

Inner condition : GOOD

Standing : residential

Building condition : GOOD

Features :

double glazing, CALM, residential

3 bedroom

1 shower

1 WC

2 parkings

1 cellar

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel



## Apartment 234 Marseille

TO SEIZE — IDEAL INVESTOR for furnished or seasonal furnished accommodation Small co-ownership made up of two lots — Volunteer trustee For sale a T2 of approximately 29 m<sup>2</sup> on the raised ground floor in a quiet, bright area. It is located in the city center of the 8th arrondissement, close to the district Vauban, Roucas Blanc and Périer. Work needed The facade renovation has been done The roof was done on 02/01/2023 Two PVC windows, double glazing, French opening Electric heating Electric cumulus Independent water meter Property taxes: 349 euros for 2023 Date of completion of the diagnosis: 01/02/2023 - G 464 and G 15 Price: 127,800 euros ISP Mandate n°223 AMENDMENT No. 1 EXCLUSIVE SALES MANDATE - remuneration charged to the seller

Fees and charges :

Annual current expenses 1 320 €

Well condominium

120 lots in the condominium 190 000 € fees included

