

299 000 €

Contact agency

Capital Provence Immobilier

9 rue Louis Grobet

13001 Marseille

0687380443 / a.chauvel@capital-provence.fr

For sale apartment

4 rooms

Surface : 88 m²

Year of construction : 2009

Exposition : Ouest

Hot water : Individuelle électrique

Inner condition : excellent

Standing : residential

Building condition : GOOD

Features :

lift, double glazing, gated, CALM, armored door, residential, electric blinds, electric shutters

3 bedroom

1 terrace

1 bathroom

1 shower

1 WC

1 garage

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

03/07/2025 - Prix T.T.C



Apartment 2022018 Marseille

Volumes, the feeling of space, calm and logistical proximity are the key words for this type 4 apartment of 88 m² located in Chateau Gombert. Axially located between the village schools, the college and the expressways, the apartment, on the ground floor of a semi-recent residence, is particularly well designed for a family looking for volumes and spaces. From the entrance, an airlock with large storage distributes on the night side: – 1 parental suite (with its private bathroom), 2 bedrooms, 1 bathroom, separate toilet. All articulated around a large hallway. Note that each bedroom has a storage cupboard. On the day side, a large fitted and equipped kitchen, semi open to the living room offers a large living room volume (36m²). This feeling of space is confirmed by an exterior of 16m², facing west. 1 open box under the residence, to disabled standards (wide space) completes this property. (INCLUDED in the sale price) The services: Reversible air conditioning (in the living room), double glazing, electric shutters, videophone, secure door for the apartment. Entrance hall with code, vigik, intercom, automatic gate for the building. Property tax 2022: 1780 euros Charges: 160 euros/month – 164/10000 (apartment) 5/10000 (box)

Fees and charges :

Annual current expenses 1 920 €

Well condominium

