

175 000 €

Contact agency

L'Immobilier Bleue

Avenue Simon Gouin

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For sale apartment

4 rooms

Surface : 75 m²

Exposition : Est ouest

Hot water : Collective

Inner condition : GOOD

Features :

lift, double glazing, Visitor Parking

3 bedroom

1 bathroom

1 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : E

Document non contractuel

27/02/2025 - Prix T.T.C



Apartment 4286 Vitrolles

4 * apartment vitrolles - sought-after area - breathtaking view * bright and crossing west-east apartment of type 4 of 76 m² carrez law (85 m² of useful surface area) located on the 6th floor with elevator of a well-maintained condominium. the apartment consists of an entrance serving on both sides a beautiful living room of 20 m² and its west / south-west balcony with very beautiful unobstructed view, and a fully equipped kitchen of 9 m² and its functional pantry of 3 m². a first bedroom of 10.5 m² completes this space, leaving you the choice of very simply enlarging the living space by the same amount and thus having a double living room benefiting from this superb view. the separate and very well distributed sleeping area offers you two additional bedrooms of 10 m² and 11 m², a large dressing room of 3 m², a bathroom and a separate toilet. functional and well distributed, the apartment is dual-aspect with a main exposure to the south, guaranteeing very good brightness whatever the season. the condominium charges include cold water, hot water, heating, city gas for cooking, elevator, maintenance of the interior and exterior common areas, including green spaces and parking. located in a quiet and sought-after area, the apartment is in the immediate vicinity of all amenities such as shops, schools, high school, medical services and bus station. parking is free within the residence. * the property is currently rented for 1051 euros per month

(792 euros excluding charges + 269 euros of charges), until october 14, 2025. * for do not hesitate to contact me. this real ed in a condominium of 469 lots in total cited in article I.

