

145 000 €

Contact agency

à la bonne porte

19 cours mirabeau

13100 Aix-en-Provence

06 28 91 23 58 / o.buyse@alabonneporte.fr

For sale apartment

1 room

Surface : 20 m²

Surface of the living : 20 m²

Year of construction : avant 1948

Exposition : Nord ouest

View : Citadine

Hot water : Individuelle électrique

Inner condition : excellent

Building condition : Cleaning is

Features :

double glazing, AIR CONDITIONING, Fibre optique

1 shower

1 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : B

Document non contractuel

21/02/2025 - Prix T.T.C



## Apartment 284 La Cadière-d'Azur

Special Investor, First-time buyer or second home, this property, rare for sale, is not to be missed! On the ground floor of a small condominium located in the heart of the peaceful Provencal village of La Cadière d'Azur, the sweetness of life awaits you! You can enjoy the freshness of the plane trees, the sunny terraces of the cafés or the tranquility of the small alleys and go to 10 minutes from the superb beaches of Lecques or Bandol. The completely renovated, dual-aspect and extremely bright studio will seduce you with the quality and modernity of its services. The advantages of this property are numerous: - A beautiful ceiling height - An ingenious distribution of spaces with new reversible air conditioning. - A real sleeping area in the 7 m² mezzanine - A fully equipped kitchen - A modern and spacious shower room As you will have understood, this "setting" allows you to benefit from both an exceptional environment and an interesting rental yield. Contact me without delay! Valérie DELTOUR (N°EI 017536443) network real estate agent at the right door, fees payable by the seller. Number: 06 85 40 29 33 Information on the risks to which this property is exposed is available on the Georisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Fees and charges :

Well condominium

9 lots in the condominium 145.000 € fees included

