



157 000 €

**Buying apartment**

**2 rooms**

**Surface : 48 m<sup>2</sup>**

**Surface of the living space : 20 m<sup>2</sup>**

**Year of construction : Avant 49**

**Exposure : Est**

**Hot water : Individuelle gaz**

**Indoor condition : good**

**Standing : Bourgeois**

**Building condition : good**

**Benefits :**

double glazing, calm, armored door

1 bedroom

1 shower

1 WC

**Energy class (old measure) : E**

**Climate class : E**

Document non contractuel

05/12/2023 - Prix T.T.C



## Apartment 51 Marseille

Exclusivity - 13001 - MARSEILLE - Single storey villa Quiet in a crossroads and a few minutes from the village on foot, we offer this semi-detached single-storey villa of 63 m<sup>2</sup> with a south-facing terrace of 30 m<sup>2</sup> and a garden of approximately 30 m<sup>2</sup>. This villa is composed of a living room with equipped kitchen of 38 m<sup>2</sup> facing south, a bedroom of 14.75 m<sup>2</sup> with cupboard, a very pretty mezzanine in frame of 23.2 m<sup>2</sup> and a bathroom with WC. Electric heating, reversible air conditioning, roller shutters, PVC windows, south facing travertine terrace. Very good energy classification. No work needed. The +: - calme - luminous - air conditioner - No work needed - quality materials - close to shops and medical practice - close to schools and public transport - Marseilles at 35 km, Aix-en-Provence at 22 km Property tax: approximately 900 euros ECD: B103 A3 Fees charged to the Seller Contact Mr TAYARI at 064655525. Commercial agent SIREN number: 839856721.

Fees and charges :

Annual recurring charges 1 200 €

In condominium



Phare de Provence - 4, rue saint Thomé - 13002 Marseille

Tél: 04 91 31 64 10 - Fax: 04 91 31 93 88 - lepharedeprovence@gmail.com

RCS marseille B 481 925 212 Code NAF 703 -

Document non contractuel - Barème de prix disponible sur notre site internet