



# LE PHARE DE PROVENCE



165 000 €

**Buying apartment**

**4 rooms**

**Surface : 58 m<sup>2</sup>**

**Surface of the living space : 14 m<sup>2</sup>**

**Year of construction : avant 49**

**Exposure : Sud nord**

**View : Citadine**

**Hot water : Individuelle électrique**

**Indoor condition : good**

**Building condition : good**

**Benefits :**

double glazing, calm, armored door

2 bedroom

1 bathroom

1 WC

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

**Climate class : C**

Document non contractuel

09/08/2024 - Prix T.T.C



## Apartment 59 Marseille

Exclusive - 13001 MARSEILLE - T3/4 - City center Very beautiful Type 3/4 crossing apartment with a surface area of 58.34 m<sup>2</sup> + 3.12 m<sup>2</sup> small loggia including WC.

This apartment is made up of a living room on the courtyard side, an independent kitchen, 2 bedrooms, an office, a bathroom and a separate toilet. The apartment was completely renovated 3 years ago (equipped kitchen, painting, electricity, plumbing, PVC double glazing). This apartment is located in the Belsunce district, which is an area with high rental pressure, close to all amenities (shops, metro and tram 2 minutes on foot, school, high school, university, train station, old port 5 minutes on foot, etc.) It is located on the 1st floor out of 4, in a small condominium of 5 lots, also very well maintained. The property tax amounts to 900 euros.

Condominium charges are 80 euros per month. DPE: D220 B7 Fees charged to Seller Contact Mr TAYARI SIREN commercial agent number: 839856721.

Fees and charges :

Annual recurring charges 1 272 €

In condominium

5 lots in the condominium 165 000 € fees included



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