

# AGENCE COULANGE

DEPUIS 1974

260 000 €

**Buying apartment**

**2 rooms**

**Surface : 41 m<sup>2</sup>**

**View : Mer**

**Inner condition : A moderniser**

**Amenities :**

Secured residence

1 bedroom

1 terrace

1 bathroom

1 WC



## Apartment 123 Bandol

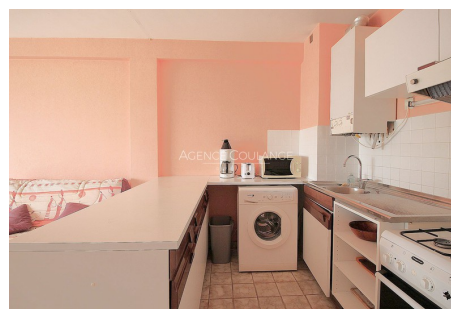
Panoramic sea view, exclusive to the port of Bandol! The COULANGE Agency exclusively offers you this 41 m<sup>2</sup> type 2 apartment, ideally located on the front line of the port of Bandol. Its bright living space with fitted kitchen opens onto an 8 m<sup>2</sup> terrace, offering breathtaking views of the port and the Mediterranean. Modernize to your liking: a unique opportunity to live, invest, or escape! Beaches, shops, and restaurants are just steps away. A closed garage in a residence located on the port, 800 m from the apartment, can be offered at an additional cost (€23,000). Come and get in touch by contacting Sylvie at 06 84 18 74 87 or the Agency at 04 42 83 14 14!

### Legal information

260 000 € fees included

4,00% VAT of fees paid by the buyer (250 000 € without fees), well condominium (8 lots in the condominium), annual current expenses 780 € (65 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr),

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 770 and 1090 € (reference year 2021,2022,2023)  
Document non contractuel - 16/06/2025



TRANSACTION - LOCATION - GESTION

[WWW.AGENCECOULANGE.COM](http://WWW.AGENCECOULANGE.COM)

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SAS L'IMMOBILIER A LA CIOTAT : Au capital de 105.250,80 € Siret 417 660 180 23 R.C.S. Marseille B 417 660 180