

# AGENCE COULANGE

DEPUIS 1974

252 000 €

**Buying apartment**

**2 rooms**

**Surface : 69 m²**

**Surface of the living : 23 m²**

**Year of construction : 1964**

**View : Dégagée**

**Hot water : Individuelle gaz**

**Amenities :**

Lift, Double Glazing, Secured residence,  
Calm

1 bedroom

1 terrace

1 bathroom

1 WC

## Legal information

252 000 € fees included

5,00% VAT of fees paid by the buyer  
(240 000 € without fees), well  
condominium, annual current expenses  
1 440 € (120 € monthly), no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



## Apartment 113 La Ciotat

Spacious apartment with open views, close to amenities and beaches... Located on the fifth floor, this apartment offers a surface area of 69 m² with an entrance hall, a spacious living room, and a separate fitted kitchen. The loggias offer unobstructed views of the surrounding area of La Ciotat. The sleeping area features a beautiful bedroom with a closet, three bedrooms, a bathroom, a laundry room, and a separate toilet. This orientation offers a view of Le Ciotat... This apartment also offers storage, reversible air conditioning, double glazing, a cellar, and private parking. A fourth bedroom could easily be added. Come and discover this apartment quickly by contacting Malo on 06 46 55 24 77 or the Agency on 04 42 83 14 14

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
Estimated annual energy between 1110 and 1560 € (reference year 2022)  
Document non contractuel - 30/04/2025



TRANSACTION - LOCATION - GESTION

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

11 Boulevard Anatole France - 13600 LA CIOTAT - 04 42 83 14 14

28 Rue de la République - 83270 SAINT CYR SUR MER - 04 94 32 36 51

[info@agencecoulanges.com](mailto:info@agencecoulanges.com)

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