

# AGENCE COULANGE

DEPUIS 1974

169 000 €

**Buying apartment**

**2 rooms**

**Surface : 36 m²**

**Surface of the living : 22 m²**

**Year of construction : 48-74**

**View : Citadine**

**Hot water : Individuelle gaz**

**Inner condition : good**

**Building condition : good**

**Amenities :**

Lift, Double Glazing, Secured residence

1 bedroom

2 terraces

1 bathroom

1 cellar



## Apartment 2151 Marseille

Charming 36 m² one-bedroom apartment located in the heart of the popular Catalans district, a stone's throw from the beach... The apartment, located on the 4th floor of a well-maintained building, offers a living room with open kitchen, a bedroom with closet, a bathroom, as well as two balconies, one of which reveals a glimpse of the sea. The secure residence has an elevator, and the apartment is sold with a cellar. A rare property in this highly sought-after area! For further information, please contact the agency at 04 42 83 14 14!

### Legal information

169 000 € fees included

6,29% VAT of fees paid by the buyer (159 000 € without fees), well condominium (31 lots in the condominium), annual current expenses 1 200 € (100 € 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) : E - Emission of greenhouse gases (ges) : C  
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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