

# AGENCE COULANGE

DEPUIS 1974

649 000 €

**Buying apartment**

**3 rooms**

**Surface : 64 m<sup>2</sup>**

**Surface of the living : 25 m<sup>2</sup>**

**Year of construction : 2012**

**Exposition : Sud est**

**View : Mer panoramique**

**Hot water : Individuelle gaz**

**Inner condition : good**

**Standing : Prestige**

**Building condition : good**

**Amenities :**

Lift, Double Glazing, Secured residence,  
Calm

2 bedroom

2 terraces

1 bathroom

1 WC

1 parking

## Legal information

649 000 € fees included

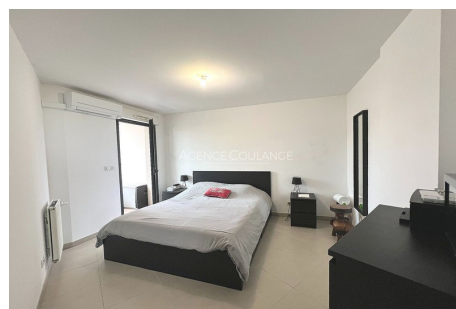
3,02% VAT of fees paid by the buyer  
(630 000 € without fees), well  
condominium (82 lots in the condominium),  
annual current expenses 1 662 €  
(139 € monthly), no current procedure,  
information on the risks to which this  
property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



## Apartment 2137 La Ciotat

Superb apartment with breathtaking sea views... Located on the 3rd floor of a luxury seaside residence, built in 2012, this 3-room apartment offers a surface area of 64 m<sup>2</sup>. It benefits from a 16.65 m<sup>2</sup> terrace with a breathtaking view of the sea, without any noise pollution, for a peaceful and privileged living environment. The apartment consists of a living room with an American kitchen opening onto this terrace with sea view. The sleeping area includes two beautiful bedrooms, also with a terrace, as well as a bathroom. Optionally, two parking spaces are available for purchase. A rare property not to be missed, ideally located in the immediate vicinity of beaches and amenities. For more information, contact the agency on 04 42 83 14 14!

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 540 and 780 € (reference year 2021,2022,2023)  
Document non contractuel - 30/04/2025



TRANSACTION - LOCATION - GESTION

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

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

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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