

# AGENCE COULANGE

DEPUIS 1974

335 000 €

**Buying apartment**

**3 rooms**

**Surface : 60 m²**

**Year of construction : 2019**

**View : Dégagée**

**Hot water : Individuelle gaz**

**Inner condition : excellent**

**Standing : Residential**

**Amenities :**

Lift, Double Glazing, Secured residence,

Calm, Residential, Electric shutters

2 bedroom

1 terrace

1 shower

1 WC

1 parking

1 cellar



## Apartment 130 Marseille

Between nature and modern comfort, a stone's throw from the Château de la Buzine... In a recent and intimate residence, this 60 m² apartment offers a modern and harmonious layout. Bright and well-appointed, the living space opens onto a beautiful 12 m² terrace, with an unobstructed view of the condominium's green spaces and the surrounding nature. The sleeping area consists of two cozy bedrooms, a bathroom and storage space. The property has private underground parking and a 6 m² cellar. You'll enjoy immediate access to amenities while enjoying a peaceful setting: the perfect balance between urban living and serenity. Want to explore the area? Come visit by contacting Sylvie at 06 84 18 74 87.

### Legal information

335 000 € fees included

3,40% VAT of fees paid by the buyer

(324 000 € without fees), well

condominium, annual current expenses

1 716 € (143 € 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) : B - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 560 and 830 € (reference year 2022)  
Document non contractuel - 02/08/2025



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