

# AGENCE COULANGE

DEPUIS 1974

248 000 €

**Buying apartment**

**2 rooms**

**Surface : 48 m²**

**Hot water :** Individuelle électrique

**Amenities :**

Double Glazing, Calm

2 showers

2 WC



## Apartment 103 La Cadière-d'Azur

A condominium complex comprising two independent studios: a double opportunity in the heart of the village of La Cadière-d'Azur! Located on the ground floor of a small co-ownership with low charges, this property with a total surface area of 48 m² benefits from a privileged location, with all the charm and authenticity of the place. The apartment is currently arranged into two independent studios, each with a living space, a bathroom and a toilet. A property that offers great possibilities: rental investment, main residence with an independent space for an activity or pied-à-terre in Provence! An unusual place to discover quickly by contacting Sylvie at 06 84 18 74 87.

### Legal information

248 000 € fees included

4,64% VAT of fees paid by the buyer

(237 000 € without fees), well

condominium, annual current expenses

180 € (15 € 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) : B  
Estimated annual energy between 1120 and 1570 € (reference year 2022)  
Document non contractuel - 30/07/2025



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@agencecoulange.com](mailto:info@agencecoulange.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