

# AGENCE COULANGE

DEPUIS 1974

526 000 €

**Buying apartment**

**4 rooms**

**Surface : 82 m<sup>2</sup>**

**Surface of the living : 30 m<sup>2</sup>**

**Year of construction : 2021**

**Exposition : Sud est**

**View : Jardin**

**Hot water : Individuelle électrique**

**Inner condition : excellent**

**Standing : Residential**

**Building condition : New**

**Amenities :**

Jardin privatif, Double Glazing, Secured residence, Calm, Double box, Residential, Terrasse, Electric shutters, Local vélo et moto, Facilité de stationnement

3 bedroom

1 terrace

1 shower

1 WC

2 garages

**Informations légales**

526 000 € honoraires inclus

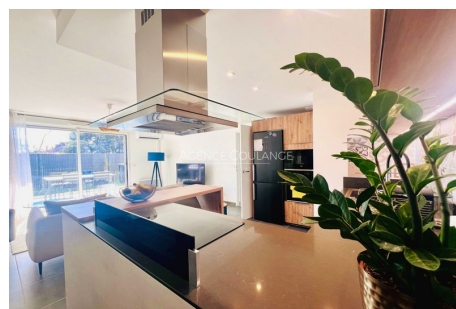
4,01% TTC d'honoraires inclus à la charge de l'acheteur (505 700 € hors honoraires), well condominium, annual current expenses 1 272 € (106 € par mois), aucune procédure en cours, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



## Apartment 2074 La Ciotat

Magnificent apartment type 4 – Garoutier sector, immediate proximity to the gentleway... Located on the ground floor of a very recent residence, this apartment represents an exceptional opportunity to acquire a quality property in a privileged living environment. This property, with a surface area of 82 m<sup>2</sup>, perfectly arranged, offers comfortable and welcoming living spaces. It consists of a living room bathed in light thanks to its large bay window, completed by a beautiful open, modern and equipped kitchen, three comfortable bedrooms, and a large bathroom. Enjoy a terrace and a private garden with an exceptional surface area of 110 m<sup>2</sup>, a true haven of peace for your moments of relaxation in the open air... A double box in the basement completes this property. Services: Double glazing, reversible air conditioning for thermal comfort in summer and winter, built according to the RT2012 standard guaranteeing excellent thermal and sound...

Energy class (dpe) : A - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 454 and 614 € (reference year 2021)  
Document non contractuel - 27/04/2024



**TRANSACTION - LOCATION – GESTION**

**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