

AGENCE COULANGE

DEPUIS 1974

355 000 €

Buying apartment

4 rooms

Surface : 77 m²

Surface of the living : 29 m²

Year of construction : 1948-1970

Exposition : Sud

View : Dégagée

Hot water : Individuelle gaz

Inner condition : renovated

Standing : Residential

Building condition : good

Amenities :

Double Glazing, Calm, Reinforced door,
Residential, Visitor Parking

3 bedroom

1 terrace

1 shower

1 WC

1 parking

1 cellar

Legal information

355 000 € fees included

4,41% VAT of fees paid by the buyer
(340 000 € without fees), well
condominium (47 lots in the condominium),
annual current expenses 1 500 €
(125 € monthly), no current procedure,
information on the risks to which this
property is exposed is available on
georisques.gouv.fr,



Apartment 2134 La Ciotat

Beautiful 4-room apartment, on the 3rd and top floor of a peaceful residence...
Discover this superb bright apartment of 77.98 m² with a south-facing terrace of 15.87 m², currently converted into a loggia, with the possibility of opening it up as you wish. The apartment consists of a spacious living room and an open kitchen, carefully renovated, three beautiful bedrooms (two of which have been completely renovated), as well as a modern, completely refurbished bathroom. A large cellar and a parking space complete this property. A few finishing touches remain to be planned to perfect it: the tiling of the toilets, the parquet flooring and the skirting boards of the entrance and the hall, as well as the painting of a bedroom. Good news, all the materials necessary for this work are included in the sale, allowing you to quickly move into a warm and comfortable setting. Don't wait any longer to discover this ideally laid out apartment bathed in...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D
Estimated annual energy between 1250 and 1720 € (reference year 2021,2022,2023)
Document non contractuel - 30/04/2025



TRANSACTION - LOCATION - GESTION

WWW.AGENCECOULANGE.COM

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

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