

# AGENCE COULANGE

DEPUIS 1974

485 000 €

**Buying apartment**

**4 rooms**

**Surface : 98 m²**

**Surface of the living : 40 m²**

**Exposition : Sud est**

**View : Aperçu mer**

**Inner condition : good**

**Standing : Residential**

**Building condition : good**

**Amenities :**

Double Glazing, Calm, Residential, Visitor

Parking

3 bedroom

2 terraces

1 shower

2 WC

2 parkings

## Legal information

485 000 € fees included

3,85% VAT of fees paid by the buyer (467 000 € without fees), well condominium (12 lots in the condominium), annual current expenses 1 000 € (83 € 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 2133 La Ciotat

Exceptional apartment with private garden and sea view Superb duplex apartment, combining modern comfort and generous spaces. Located on the ground floor and first floor, the apartment has fully individual access through a private gate, leading you to a magnificent 70m² garden. Upon entering, large hall with built-in storage, a laundry room and a separate toilet. The living room, with a surface area of 40m², combines a bright living room and an open kitchen, all giving access to a terrace with a sea view of 21m², which will give you an additional living space, as it has a sliding door. Night side, three beautiful bedrooms, two of which open onto a beautiful terrace with sea view, each equipped with mosquito net. An elegant bathroom with two sinks and a shower, a separate toilet completes the floor. Exterior side: Two terraces of 12 and 21 m² with sea view, as well as a completely private plot of 70 m². The property is fully air-conditioned...

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A  
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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