

# AGENCE COULANGE

DEPUIS 1974

244 000 €

**Buying apartment**

**4 rooms**

**Surface : 72 m<sup>2</sup>**

**Year of construction : <1997**

**Exposition : Sud ouest**

**View : Mer**

**Hot water : Individuelle électrique**

**Inner condition : excellent**

**Standing : Residential**

**Building condition : good**

**Amenities :**

Lift, Double Glazing, Secured residence,  
Residential, Visitor Parking

3 bedroom

1 terrace

1 bathroom

1 WC

1 cellar

#### Legal information

244 000 € fees included

6,09% VAT of fees paid by the buyer

(230 000 € without fees), well

condominium, annual current expenses

2 112 € (176 € 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 2087 Marseille

Résidence Bellevue - Superb 4/5 apartment of 72 m<sup>2</sup>... Facing south-west, this property benefits from beautiful light and a clear view of the sea. The interior condition of the apartment is excellent. It opens onto an entrance serving on its right a large semi-open and equipped kitchen with loggia, and a bright living room opening onto a large 6 m<sup>2</sup> balcony. The sleeping area offers three beautiful bedrooms, a bathroom and a separate toilet. A cellar completes this property. Services: reversible air conditioning, elevator, double glazing, fiber, secure residence, easy parking... The residence has its own shopping center including a supermarket, a butcher, a fishmonger and a greengrocer, in addition to a medical office. For larger purchases, hypermarkets can be reached in a few minutes by car. It also offers a private and secure kindergarten, perfect for families. Well located in relation to the main roads, it is served by two bus lines (16 and...

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 470 and 690 € (reference year 2021)  
Document non contractuel - 05/05/2024



**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