

# AGENCE COULANGE

DEPUIS 1974

315 000 €

**Buying apartment**

**3 rooms**

**Surface : 53 m²**

**Exposition : Sud**

**Hot water : Individuelle**

**Inner condition : New**

**Standing : Bourgeois**

**Amenities :**

Double Glazing, Calm, Reinforced door



## Apartment 28741 Marseille

2-bedroom apartment with terrace and cellar – Marseille Vauban CO-EXCLUSIVE with the real estate subsidiary of Crédit Agricole Alpes Provence – MARSEILLE 6th – Vauban district. The COULANGE agency offers you in the sought-after Vauban district, this beautiful 54 m² 3-room apartment, located in a fully renovated building (facade, roof, common areas), and offering services comparable to new construction. The apartment is dual-aspect and benefits from an optimal distribution: - Kitchen open to a bright living room, - 2 bedrooms, - Modern bathroom with walk-in shower, - Separate WC. Comfort and performance: - Ducted air conditioning, - Smart water heater, - High energy performance double glazing, - High-end equipped kitchen. A peaceful terrace and a cellar complete this property. Vauban district, close to shops, transport and schools, while remaining peaceful. Ideal primary residence or quality investment. Contact the COULANGE agency for more...

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A  
Document non contractuel - 11/07/2025

### Legal information

315 000 €

Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



**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