

# AGENCE COULANGE

DEPUIS 1974

1 050 000 €

Buying immeuble

Surface : 300 m<sup>2</sup>

View : Dégagée

Inner condition : A rénover

Building condition : À rénover

1 garage



## Immeuble 122 Marseille

Building with high potential – Marseille 8th We present to you a rare opportunity in one of the most sought-after areas of Marseille: a co-ownership building composed of 13 lots in the heart of the 8th arrondissement. Spread over three floors on the ground floor, the building includes: On the ground floor: a garage, an apartment On the first to third floors: nine bright apartments, several of which have balconies or private courtyards. The total private area is approximately 300 m<sup>2</sup> (details available on request). The address benefits from a strategic location, close to shops, transport, schools, and beaches. The residential environment is sought-after, stable, and promising. Renovation work is expected, offering real prospects for value. This property would be ideal for an investor, property dealer, or real estate developer looking to exploit the rental or property potential of the property, or to consider selling it individually. The...

### Legal information

1 050 000 € fees included

5,00% VAT of fees paid by the buyer (1 000 000 € without fees), well condominium (13 lots in the condominium), annual current expenses 120 € (10 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr),

Energy class (dpe) : F - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 8540 and 11620 € (reference year 2021,2022,2023)  
Document non contractuel - 03/06/2025



TRANSACTION - LOCATION – GESTION

[WWW.AGENCECOULANGE.COM](http://WWW.AGENCECOULANGE.COM)

11 Boulevard Anatole France – 13600 LA CIOTAT - 04 42 83 14 14

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

[info@agencecoulange.com](mailto: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