

# AGENCE COULANGE

DEPUIS 1974

585 000 €

Buying maison de ville

6 rooms

Surface : 157 m<sup>2</sup>

Surface of the living : 60 m<sup>2</sup>

Exposition : Sud est

View : Aperçu mer

Hot water : Electrique

Inner condition : renovated

External condition : good

Couverture : Tuiles

Amenities :

Solarium, Double Glazing, Velux, Calm,

Alarme, Tropicézienne, Sauna, garage,

Automatic gate, Calm

3 bedroom

2 terraces

3 showers

3 WC

1 garage

Legal information

585 000 € fees included

4,48% VAT of fees paid by the buyer

(560 000 € without fees), no current

procedure, information on the risks to which

this property is exposed is available on

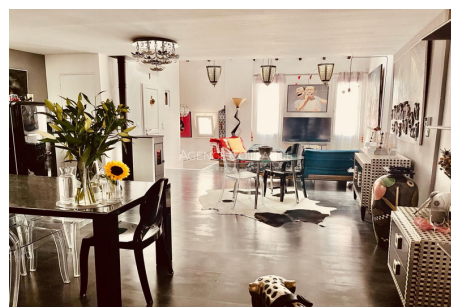
[georisques.gouv.fr](http://georisques.gouv.fr)



## Maison de ville 2069 La Ciotat

In the heart of downtown La Ciotat, come and discover this town house... This property with a surface area of 157 m<sup>2</sup> of living space and 180 m<sup>2</sup> available on the ground (excluding terrace and solarium) is composed as follows: - On the ground floor: a large garage, a gym with sauna, a bathroom with toilet and a dressing room - On the first floor: two bedrooms, a bathroom, a dressing room and separate toilets - On the second floor: A large kitchen living room with pantry and separate toilet - On the third floor: A bedroom with bathroom, a roof terrace giving access to the solarium with sea view Each floor has its own counter, so it is possible to close the floors in order to make two apartments and a commercial space on the ground floor. For more information, contact the agency on 04 42 83 14 14!

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1410 and 1940 € (reference year 2021)  
Document non contractuel - 05/12/2024



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