

# AGENCE COULANGE

DEPUIS 1974

275 000 €

## Buying apartment

2 rooms

Surface : 43 m<sup>2</sup>

Surface of the living : 19 m<sup>2</sup>

Year of construction : 2015

Exposition : Ouest

View : Dégagée

Hot water : Collective gaz

Inner condition : good

Standing : Prestige

Building condition : good

## Amenities :

Lift, Double Glazing, Secured residence,  
Calm, Residential

1 bedroom

1 terrace

1 shower

1 WC

2 parkings

## Legal information

275 000 € fees included

5,77% VAT of fees paid by the buyer

(260 000 € without fees), well

condominium(83 lots in the condominium),

annual current expenses 1 479 €

(123 € 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 2091 La Ciotat

We offer for sale, exclusively, a charming 2-room apartment, sold rented... Located in a sought-after and well-maintained residence, this apartment is an excellent investment opportunity. It consists of a bright living room with direct access to the terrace, an open kitchen, a spacious bedroom, and a shower room. Perfect for an investor looking for a property with an immediate rental yield. For further information, contact the agency on 04 42 83 14 14!

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