

# AGENCE COULANGE

DEPUIS 1974

230 000 €

Buying apartment

3 rooms

Surface : 84 m<sup>2</sup>

Year of construction : 1948-1974

Exposition : Sud

View : Citadine

Hot water : Individuelle électrique

Inner condition : good

Standing : Residential

Building condition : good

Amenities :

Lift, Double Glazing, Calm, Residential

2 bedroom

2 terraces

2 bathrooms

1 cellar

## Legal information

230 000 € fees included

5,50% VAT of fees paid by the buyer

(218 000 € without fees), well

condominium (11 lots in the condominium),

annual current expenses 1 320 €

(110 € 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 2147 Marseille

Grab it, you're guaranteed to love it! Superb 84 m<sup>2</sup> T3 apartment with character located in Timone Baille, in a quiet and residential area of Marseille. Located on the 3rd floor of a well-preserved mid-20th century building. You benefit from two beautiful bedrooms, two well-designed bathrooms, and a toilet. The fitted independent kitchen combines elegance and practicality. You will appreciate the brightness of the 20 m<sup>2</sup> living room. A 13 m<sup>2</sup> balcony offers you a clear city view, in addition to the two terraces that this property has. In addition, individual electric heating and hot water are installed for your comfort. Elevator, double glazing, good interior condition, everything is there. A cellar completes this property. Don't wait any longer, come and visit it without delay!

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

Estimated annual energy between 1160 and 1610 € (reference year 2021,2022,2023)

Document non contractuel - 19/04/2025



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