

# AGENCE COULANGE

DEPUIS 1974

355 000 €

Buying apartment

4 rooms

Surface : 77 m<sup>2</sup>

Surface of the living : 29 m<sup>2</sup>

Year of construction : 1948-1970

Exposition : Sud

View : Dégagée

Hot water : Individuelle gaz

Inner condition : renovated

Standing : Residential

Building condition : good

Amenities :

Double Glazing, Calm, Reinforced door,

Residential, Visitor Parking

3 bedroom

1 terrace

1 shower

1 WC

1 parking

1 cellar

Legal information

355 000 € fees included

4,41% VAT of fees paid by the buyer

(340 000 € without fees), well

condominium (47 lots in the condominium),

annual current expenses 1 500 €

(125 € 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 2134 La Ciotat

Beautiful 4-room apartment, on the 3rd and top floor of a peaceful residence...

Discover this superb bright apartment of 77.98 m<sup>2</sup> with a south-facing terrace of 15.87 m<sup>2</sup>, currently converted into a loggia, with the possibility of opening it up as you wish. The apartment consists of a spacious living room and an open kitchen, carefully renovated, three beautiful bedrooms (two of which have been completely renovated), as well as a modern, completely refurbished bathroom. A large cellar and a parking space complete this property. A few finishing touches remain to be planned to perfect it: the tiling of the toilets, the parquet flooring and the skirting boards of the entrance and the hall, as well as the painting of a bedroom. Good news, all the materials necessary for this work are included in the sale, allowing you to quickly move into a warm and comfortable setting. Don't wait any longer to discover this ideally laid out apartment bathed in...

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

Estimated annual energy between 1250 and 1720 € (reference year 2021,2022,2023)

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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