

AGENCE COULANGE

DEPUIS 1974

712 000 €

Buying villa contemporaine

5 rooms

Surface : 117 m²

Surface of the living : 54 m²

Surface of the land : 350 m²

Exposition : Sud

View : Aperçu mer

Hot water : Electrique

Inner condition : excellent

External condition : good

Amenities :

Pool, Local à vélos, Terrasse à l'étage,
Bureau de plain-pied, Double Glazing,
Automatic Watering, Laundry room, Volets
roulants électrique, Calm

4 bedroom

2 terraces

1 bathroom

2 showers

2 WC

1 parking

Legal information

712 000 € fees included

1,71% VAT of fees paid by the buyer
(700 000 € without fees), well
condominium (20 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



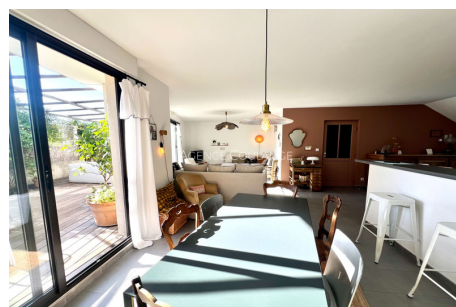
Villa contemporaine 2108 La Ciotat

Superb contemporary villa of 109 m², ideally located in a quiet area and close to amenities... On the ground floor, it offers a large open living room, a dining room and an American kitchen, all opening onto a large furnished terrace and a garden with swimming pool (4x2.5 m). A laundry room and an office/bedroom with adjoining shower room complete the ground floor. Upstairs, you will find two beautiful bedrooms, one with a terrace, a bathroom, and a master suite with a terrace, a dressing room, and a shower room. Services: reversible air conditioning, mains drainage, swimming pool, double glazing, electric roller shutters, automatic watering, and an indoor parking space... For further information or to request a visit, contact the agency on 04 42 83 14 14!

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

Estimated annual energy between 1120 and 1580 € (reference year 2021,2022,2023)

Document non contractuel - 22/12/2024



TRANSACTION - LOCATION - GESTION

WWW.AGENCECOULANGE.COM

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

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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