



Apartment

MARSEILLE 4EME ARR. (13)

800 000 €*

* Agency fees to be paid by the seller



255 m²



8 pièce(s)



5 chambre(s)

PROPERTY DESCRIPTION

Within the Chartreux district in the 4th district of Marseille, a lot on 2 levels built in 2018 within a small condominium comprising:

A HOUSE T4 IN DUPLEX OF 103,35m² FREE and including :

- On the first floor: a large living room with open kitchen and two large bay windows overlooking a large terrace facing South East, a laundry room and a toilet.
- On the first floor: a large hallway leading to 3 bedrooms including a master suite with adjoining shower room whose bay windows give access to a long terrace, a shower room and a toilet.

TWO T2 DUPLEX HOUSE QUASIAALLY IDENTIC AND MITOYENNE OF 43,70m² AND 44,44m² RENT and including :

- On the first floor: a living room with open kitchen facing West and a bay window opening onto a terrace facing North West and a laundry room.
- On the first floor: a master suite with a bay window opening onto a balcony with adjoining shower room and a toilet.

The oldest 3 year lease is dated 01/06/2017 for a rent of 700€ + 50€ monthly charges, the most recent is dated 05/04/2022 for a rent of 690€ + 50€ charges.

A COMMERCIAL LOCAL OF 63,36m² ON STREET WITH MEZZANINE RENT (possibility to free it) for a mechanical repair activity including :

- a large room with window on street,
- a mezzanine,
- and a shower room with toilet.

The commercial lease is dated 01/09/2019 for an annual rent of 7200€ with a provision for charges of 30€ per month.

A LARGE HALL OF 54,76m² WITH A CLOSED GARAGE OF 11,30m² FREE and a mezzanine with a right of way for the two rented houses. It is possible to park three vehicles inside the hall, one vehicle in the garage and another in front of the entrance.

This particular property is ideal for a family wishing to work close to their home while making an investment. It is also possible to divide the lot, a surveyor has already intervened to make the division. A general meeting of the co-ownership will be enough to make it official if you wish to resell a part.

Nombre de lots de la copropriété : 12, Montant moyen annuel de la quote-part de charges (budget prévisionnel) : 2698€ soit 224€ par mois. Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that CapiFrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our CapiFrance website directly. We look forward to finding your dream home!



Marie TRIFAULT

**MARSEILLE-6EME-
ARRONDISSEMENT
(13006)**

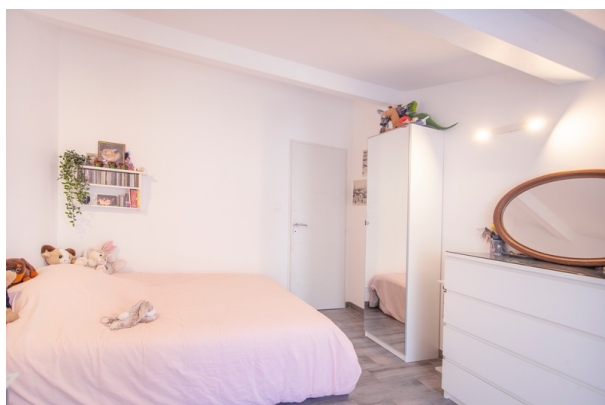
Agent

RSAC : 537 662 033 00043

Courts service city :
MARSEILLE

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 804864

Property type Apartment

Year of construction 2018

Floors count 1

Exposure N-W / S-E

SURFACES

Living space 255 m²

Surface Carrez Law 255 m²

Living room surface 49 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 12

Condominium fees 225 €/mois

Share of expenses 2 698 €

COMPOSITION

Number of rooms 8

Number of bedrooms 5

Toilets count 4

Washrooms 4

Balcony 1

Terrace 1

DPE/GES

DPE 77

GES 2

APPENDIX

Parking couvert

Parking space 3

Garage 1

Videophone Non

SERVICES

Air conditioning Yes

Heater climatisation réversible

Kitchen américaine

Interpcom Yes



CAPIFRANCE
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SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle