

## Building

MARSEILLE 4EME ARR. (13)

**800 000 €\***

\* Agency fees to be paid by the seller



424 m<sup>2</sup>



8 pièce(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 103,35m<sup>2</sup> 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 43,70m<sup>2</sup> AND 44,44m<sup>2</sup> 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 63,36m<sup>2</sup> 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 54,76m<sup>2</sup> WITH A CLOSED GARAGE OF 11,30m<sup>2</sup> 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](http://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)**

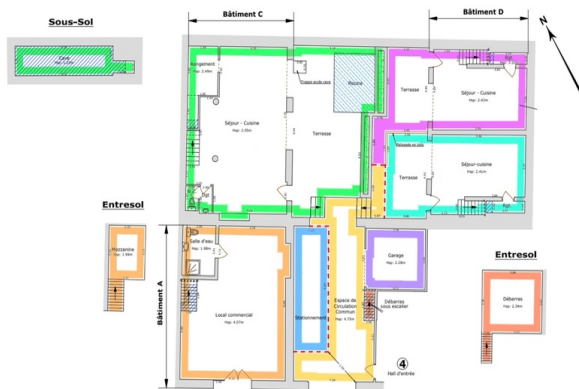
Agent

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MARSEILLE

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## LE BIEN EN IMAGES



1er ETAGE



## DETAILS

### GENERAL

Reference ..... 804872

Property type ..... Building

Year of construction ..... 2018

Exposure ..... S-E

### SURFACES

Living space ..... 424 m²

Surface Carrez Law ..... 255 m²

Land surface ..... 447 m²

### CONDOMINIUM INFORMATION

Condominium property ..... Yes

Condominium lots count ..... 12

Condominium fees ..... 225 €/mois

Share of expenses ..... 2 698 €

### COMPOSITION

Number of rooms ..... 8

### DPE/GES

DPE ..... 77

GES ..... 2

### APPENDIX

Parking ..... couvert

Parking space ..... 3

Garage ..... 1

Videophone ..... Non



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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