



Apartment

MARSEILLE 4EME ARR. (13)

**707 400 €\***

\* Agency fees to be paid by the seller



191 m<sup>2</sup>



8 pièce(s)



5 chambre(s)

## PROPERTY DESCRIPTION

In the Chartreux district in Marseille's 4th arrondissement, a divisible lot built in 2018 in a small condominium comprising:

A T4 DUPLEX HOUSE WITH 103.35m<sup>2</sup> OF FLOORING, comprising:

- Ground floor: a large living room with open-plan kitchen and two large picture windows opening onto a large south-east-facing terrace, a utility room and a toilet.
- First floor: a large hallway leading to 3 bedrooms, including a master suite with en-suite shower room whose bay windows open onto a terrace, a shower room and a toilet.

TWO QUASIAALLY IDENTIC AND MITOYENNE T2 DUPLEX HOUSES OF 43.70m<sup>2</sup> AND 44.44m<sup>2</sup> RENTED and comprising :

- Ground floor: a living room with a north-west-facing open-plan kitchen and a bay window opening onto a west-facing terrace and a utility room.
- First floor: a master suite with a bay window opening onto a balcony with an en-suite shower room and a toilet.

The oldest 3-year residential lease dates from 01/06/2017 for a rent of €700 + €50 monthly charges, the most recent dates from 07/02/2024 for a rent of €720 + €40 charges.

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 looking for a place to live while making an investment.

It is also possible to divide the lot, as a surveyor has already been involved in the division. All you need is a general meeting of the co-owners to make it official if you wish to resell part of it.

IN ADDITION TO THE PRICE / A COMMERCIAL ROOM OF 63.36m<sup>2</sup> ON STREET WITH MEZZANINE RENTED (possibility of releasing it or converting it into living space) for a mechanical repair business comprising :

- a large room with window overlooking the street,
- a mezzanine,
- and a shower room with WC.

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

Nombre de lots de la copropriété : 12, Montant moyen annuel de la quote-part de charges (budget prévisionnel) : 1978€ soit 164€ 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-  
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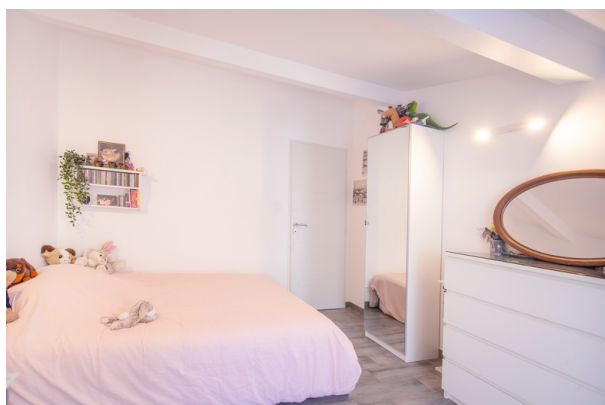
Agent

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Courts service city :  
**MARSEILLE**

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## LE BIEN EN IMAGES





## DETAILS

### GENERAL

Reference ..... 829119

Property type ..... Apartment

Year of construction ..... 2018

Floors count ..... 1

Exposure ..... N-W / S-E

### SURFACES

Living space ..... 191 m²

Surface Carrez Law ..... 191 m²

Living room surface ..... 49 m²

### CONDOMINIUM INFORMATION

Condominium property ..... Yes

Condominium lots count ..... 12

Condominium fees ..... 165 €/mois

Share of expenses ..... 1 978 €

### 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



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SAS au capital de 100.000 euros

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