



## Apartment

MARSEILLE 6EME ARR. (13)

**297 000 €\***

\* Agency fees to be paid by the seller



79 m<sup>2</sup>



3 pièce(s)



2 chambre(s)

## PROPERTY DESCRIPTION

Located on the 3rd floor of the Méditerranée residence, with trees and guarded, a stone's throw from the Castellane metro station, here is a very bright two-bedroom apartment of 78 m<sup>2</sup>. We enter through a large hall leading to a dining room of more than 27m<sup>2</sup>, where large bay windows open onto a long balcony of more than 8m<sup>2</sup>. A partially equipped independent kitchen and its large cellar, a small office space with cupboard and oak doors complete the day area. We continue the visit in the sleeping area, comprising 2 bedrooms of more than 12m<sup>2</sup>, a bathroom, and an independent toilet. The bedrooms are equipped with cupboards and one of them opens onto the balcony. A large dressing room completes this sleeping area. The comfort of the apartment is provided by central heating and reversible air conditioning, the windows are equipped with double glazing. quarterly charges amount to 765 euros and include heating, hot and cold water and maintenance of the residence. Even if it is necessary to envisage some refreshment works, the apartment has unusual services which give it a certain cachet, such as its oak doors, and its mosaic parquet in the rooms. An existing parking space in the basement, but not included in the price, can be sold in addition. To visit without delay! Nombre de lots de la copropriété : 120, Montant moyen annuel de la quote-part de charges (budget prévisionnel) : 4044€ soit 337€ 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!



**Sylvie GRUNDER**

**LANCON-PROVENCE  
(13680)**

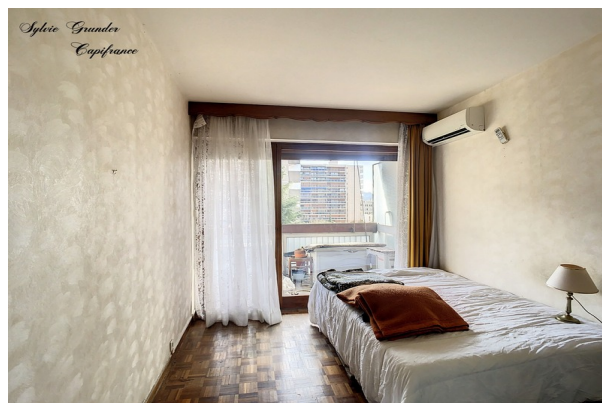
Agent

RSAC : 834 734 113 00014

Courts service city : SALON  
DE PROVENCE

**(+33)6 66 44 77 37**

## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 830019

Property type ..... Apartment

Year of construction ..... 1965

Floor number ..... 3

Floors count ..... 10

Exposure ..... East

View ..... Vue dégagée, sur Jardin

### SURFACES

Living space ..... 79 m²

Surface Carrez Law ..... 73 m²

Living room surface ..... 28 m²

### CONDOMINIUM INFORMATION

Condominium property ..... Yes

Condominium lots count ..... 120

Condominium fees ..... 337 €/mois

Share of expenses ..... 4 044 €

### COMPOSITION

Number of rooms ..... 3

Number of bedrooms ..... 2

Number of bathrooms ..... 1

Toilets count ..... 1

Terrace ..... 1

### DPE/GES

DPE ..... 235

GES ..... 43

### APPENDIX

Cellar ..... 1

Videophone ..... Non

### SERVICES

Air conditioning ..... Yes

Heater ..... climatisation réversible

Kitchen ..... aménagée

Interpcom ..... Yes



CAPIFRANCE  
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez  
CS 70058 34 473 Pérols Cedex  
RCS de Montpellier n° 441 338 985  
SAS au capital de 100.000 euros

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