



## Apartment

MARSEILLE 10EME ARR. (13)

**200 000 €\***

\* Agency fees to be paid by the seller



76 m<sup>2</sup>



4 pièce(s)



2 chambre(s)

## PROPERTY DESCRIPTION

\* Main Residence or Investment\* MARSEILLE 10EME, Château saint Cyr, T4 apartment of 75m2 completely renovated with large terrace/loggia of 6.5m2 and cellar in a quiet, secure and well-maintained condominium with numerous green spaces. I invite you to discover this T3/4 with beautiful volumes in a green condominium, set back from noise pollution and the road, you will enjoy the exceptional view of Marseille (Notre Dame de la Garde), the pines and the hills. The entrance hall welcomes you with a large dressing room and storage space. On one side the fully equipped kitchen with dining area and access to the terrace then, the living/dining room with a large bay window also overlooking the outside. Possibility of closing the terrace and using it in winter thanks to its bay windows. On the other side, the sleeping area with 2 very bright bedrooms not overlooked (possibility of a third bedroom in the dining area), a large dressing room/office area of 3.4m2, separate WC as well as a bathroom with storage shelves. The services are complete with double glazing, electric roller shutters, air conditioning, sliding doors, elevator, Fiber... This apartment is bathed in light throughout the day with a privileged and calm environment while remaining close to shops, schools, amenities, transport, South Urban Boulevard and highways. For your comfort you will appreciate the cellar which is located in the basement. Possibility of free parking in this secure residence. To discover!! Nombre de lots de la copropriété : 500, Montant moyen annuel de la quote-part de charges (budget prévisionnel)(Chauffage+ eau chaude+eau froide +gardien +entretien espaces verts+ ascenseur) : 3300€ soit 275€ 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!



**Magali LACOSTE**

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Agent

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## LE BIEN EN IMAGES





## DETAILS

### GENERAL

Reference ..... 846854

Property type ..... Apartment

Year of construction ..... 1975

Floor number ..... 7

Floors count ..... 10

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

Vue dégagée, Panoramique, sur Jardin, sur Toits,  
sur Ville

### SURFACES

Living space ..... 76 m²

Surface Carrez Law ..... 75.51 m²

Living room surface ..... 35 m²

### CONDOMINIUM INFORMATION

Condominium property ..... Yes

Condominium lots count ..... 500

Condominium fees ..... 275 €/mois

Share of expenses ..... 3 300 €

### COMPOSITION

Number of rooms ..... 4

Number of bedrooms ..... 2

Number of bathrooms ..... 1

Toilets count ..... 1

Balcony ..... 1

### DPE/GES

DPE ..... 191

GES ..... 31

### APPENDIX

Cellar ..... 1

Videophone ..... Non

### SERVICES

Air conditioning ..... Yes

Elevator ..... Yes

caretaker ..... Yes

Heater ..... climatisation réversible

Heater ..... gaz

Kitchen ..... équipée

Interpcom ..... Yes



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SAS au capital de 100.000 euros

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