



Apartment on the ground floor

MARSEILLE 12EME ARR. (13)

499 000 €*

* Agency fees to be paid by the seller



111 m²



4 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

RARE EXCLUSIVE! In the 12th arrondissement in a secure residence and its wooded park, come and discover my favorite: a contemporary apartment of 111m² on the ground floor, completely renovated to new with very good amenities. We enter and discover a large living room of 42m², very bright thanks to three bay windows opening south onto the terrace and the garden. A suspended ceiling with subdued light effects gives a lot of character to this space. On the living room side, a huge built-in cupboard with plenty of storage space allows you to leave the living space completely uncluttered. Let's head towards the 12m² kitchen which faces the living room: an immaculate space, white lacquered, resolutely contemporary and fully equipped, with its laundry area for the machines and its pantry which can accommodate a very large American fridge. The sleeping area awaits us: two bedrooms of 10 and 13 m² equipped with cupboards, with an adjoining bathroom with double sinks; For a bubble of tranquility, a pocket door opens up a master suite space of almost 20m², with its dressing room, bathroom and a south-facing bedroom which opens onto the garden. A separate suspended toilet completes this sleeping area. Throughout the apartment, the services are of high quality: double glazing with wood-tinted PVC and aluminum frames, suspended ceiling, facing wall, pocket doors, and solar shutters. The comfort of the apartment is ensured by collective heating but also very recent reversible air conditioning. We still have the best: the exterior! Facing south, well fenced, wooded, a 20m² terrace and a 65m² garden give this apartment a little house feel in the heart of the 12th! To visit without delay by contacting me on 06 66 44 77 37 Sylvie Grunder Agent EI Capifrance or by email: sylvie.grunder@capifrance.fr Number of lots in the co-ownership: 12, Average annual amount of the share of charges (projected budget): €3,600 or €300 per month. Fees are the responsibility of the seller.

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!



Sylvie GRUNDER

**LANCON-PROVENCE
(13680)**

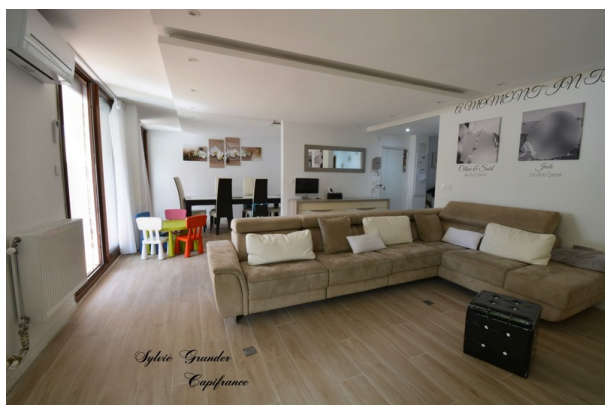
Agent

RSAC : 834 734 113 00014

Courts service city : SALON
DE PROVENCE

(+33)6 66 44 77 37

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 847857

Property type Apartment on the ground floor

Floors count 5

SURFACES

Living space 111 m²

Living room surface 42 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 12

Condominium fees 300 €/mois

Share of expenses 3 600 €

COMPOSITION

Number of rooms 4

Number of bedrooms 3

Number of bathrooms 1

Toilets count 1

Washrooms 1

APPENDIX

Parking couvert

Parking space 1

Videophone Non

SERVICES

Air conditioning Yes

Heater climatisation réversible

Heater gaz

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