



Apartment in a residence

MARSEILLE 5EME ARR. (13)

375 000 €*

* Agency fees to be paid by the seller



90 m²



4 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

*** Price adjustment *** Yannick LACAGE, from the CAPIFRANCE network, is delighted to present to you this magnificent type 4 crossing apartment, with an area of 90 m², decorated with a balcony-terrace, located in the district of Camas/La Plaine, in the heart of Marseille (13005). The "Les Patios de Chave" residence, dating from 2002, stands out for its excellent maintenance and increased security. It benefits from an ideal location, close to schools, high schools, transport, and essential amenities in one of the most popular districts of MARSEILLE. The apartment, completely renovated with quality materials, occupies the 5th floor out of 6, accessible by elevator. It is composed as follows: An entrance hall equipped with storage cupboards A large living room/lounge/kitchen of 33 m² facing south, very bright thanks to its three French windows giving access to a balcony-terrace of 19 m² offering a view of the central patio. A large master bedroom of 17 m² with a spacious dressing room and a private bathroom. Two additional bedrooms of approximately 10 m² with access to the balcony. A bathroom on the sleeping area side. A separate toilet. This apartment offers the opportunity to enjoy city life while enjoying a quiet environment. The intelligent layout of the rooms and the surprising number of custom-made cupboards add a functional touch to the whole. High-end services include: Fully equipped kitchen with appliances (fridge, oven, microwave, induction hob, hood). Double glazed windows with electric blinds. Reversible climate control. Real wood flooring in the bedrooms. Optical fiber. A cellar completes this set. No work required, the apartment is in perfect condition. In terms of location, it is ideally located in the heart of Marseille and close to the 2 metro lines (Reformed blue line and Notre Dame du Mont red line), trams, buses, the famous Plaine market, the Cours Julien, the conservatory, the renowned THIERS high school, and the main amenities. As an option, the possibility of acquiring a double box parking space of 36 m² in a row in the basement, with direct access to the apartment by the elevator. 2023 property tax: €2,339 with garage. Quarterly charges: €691 with garage. Don't hesitate to schedule a visit quickly. Number of lots in the co-ownership: 149, Average annual amount of the share of charges (projected budget): €2764 or €230 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!



Yannick LACAGE

LA-VALENTINE (13011)

Agent

RSAC : 949 003 776 00018

Courts service city :
MARSEILLE 6EME
ARRONDISSEMENT

(+33)6 22 50 84 82

LE BIEN EN IMAGES





DETAILS

GENERAL

Reference 855371

Property type Apartment in a residence

Year of construction 2002

Floor number 5

Floors count 6

Exposure South

View Vue sur Ville

SURFACES

Living space 90 m²

Surface Carrez Law 90.08 m²

Living room surface 33 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 149

Condominium fees 230 €/mois

Share of expenses 2 764 €

COMPOSITION

Number of rooms 4

Number of bedrooms 3

Number of bathrooms 1

Toilets count 1

Washrooms 1

Terrace 1

DPE/GES

DPE 136

GES 4

APPENDIX

Cellar 1

Videophone Non

SERVICES

Air conditioning Yes

Elevator Yes

Heater électricité

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

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