

**139 000 €**

**Apartment for sale**

**2 rooms**

**Surface : 41 m²**

**Year of construction : 1900**

**Indoor condition : normal**

**Benefits :**

double glazing

1 bedroom

1 bathroom

1 WC

1 cellar

**Energy class (old measure) : D**

**Climate class : B**



### Apartment ref. 804V369A Gardanne

GARDANNE - 13120 - Exclusively Amépi arc valley, rare for sale. In the center, quiet and within walking distance of all amenities, 2/3 bedroom apartment of 41m² on the first floor of a condominium of 3 apartments. It consists of a living area of 15m², a living room and 1 bedroom with bathroom. Double glazing, electric heating, redone electric panel. cellar on the ground floor (1.39m²). possibility small T3. Ideal first purchase or investor. (Formerly rented 680 Euros per month excluding charge) low charge. MDT 6004. Co-ownership of 4 lots (No proceedings in progress).

Annual charges: 544.00 euros.

Fees and charges :

Annual recurring charges 544 €

In condominium

4 lots in the condominium 139 000 € fees included

Document non contractuel

02/01/2025 - Prix T.T.C

