

230 000 €

Contact agency

Harrington Park Immobilier

122 rue du commandant rolland

13008 Marseille

04 91 22 23 42 / harringtonpark@wanadoo.fr

For sale apartment

Surface of the living : 30 m²

Exposition : Sud

View : Jardin

Hot water : Individuelle

Inner condition : renovated

Standing : residential

Building condition : Cleaning is

Features :

lift, double glazing, gated, CALM, armored door, residential, electric blinds, electric shutters, Visitor Parking

1 bedroom

1 terrace

1 shower

1 WC

1 parking

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

13/06/2025 - Prix T.T.C



Apartment 639 Marseille

T2 ROUCAS PLAGE RESIDENTIAL 8th 2-room apartment in a luxury senior service residence. The 58 m² apartment (57.52 m² Carrez law) with south-facing terrace overlooking the garden has been completely renovated recently, comprising an entrance hall, a beautiful 30 m² living/dining room, a semi-equipped separate kitchen, a 12.60 m² bedroom with storage, a shower room and storage. You benefit from the residence's location in a seaside residential area close to all amenities, high-end services, 24/7 security, a quality restaurant with a chef, lounges in the residence's common areas, a library area, musical evenings with a pianist, and the possibility of parking in front of the residence or in a garage if you have a vehicle. Information on the risks to which the property is exposed is available on the Georisques website. <https://www.georisques.gouv.fr>. The technical diagnosis of this apartment was carried out on 01/09/2025. DPE: D (183); GES: A (5). Estimated annual energy expenditure for standard use between 850 euros and 1200 euros per year. Average energy prices indexed for the years 2021, 2022, 2023. Co-ownership charges: 1500 euros per month. Sales mandate No. 639 granted by the sellers. The condominium association is not subject to a procedure cited in article L721 1 of the construction and housing code. Selling price of the apartment: 230,000 euros Agency fees are the exclusive responsibility of the seller. The funds paid by the purchaser(s) are held in escrow with a Notary.



Fund 110,000 euros - without handling of funds - 1, cours Michelet 92076 PARIS LA DEFENSE

Fees and charges :

Annual current expenses 18 000 €

Well condominium

230 000 € fees included

