

**249 000 €**

**Contact agency**

**Luxury Provence**

531 avenue paul jullien

13100 Le Tholonet

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**For sale apartment**

**3 rooms**

**Surface : 57 m²**

**Year of construction : 1979**

**Exposition : Sud ouest**

**View : Jardin**

**Hot water : Individuelle électrique**

**Inner condition : GOOD**

**Building condition : GOOD**

**Features :**

double glazing, CALM

2 bedroom

1 shower

1 WC

2 parkings

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : B**

Document non contractuel

07/07/2025 - Prix T.T.C



### Apartment 232 Belcodène

Belcodene 13720 – Rare for sale!! In a small co-ownership of only 3 lots, come and discover this charming 3/4 room apartment of 44m² Carrez law, 57m² usable space, ideally located a stone's throw from the village center. It consists of a living room with an open kitchen, opening onto a pleasant veranda and direct access to the garden, a bedroom with a terrace, a shower room and toilet. In the attic: an additional bedroom and an office that can be used as a child's bedroom. The advantages: private garden of approximately 160m², facing south, perfect for enjoying the beautiful days! 2 private parking spaces for easy parking, low charges, small, quiet and well-maintained condominium. No work required: apartment ready to move in! Ideal for young couples or first purchases! For more information, contact Isabelle at 06 86 27 44 84. This real estate advertisement was written under the editorial responsibility of Isabelle Gorgodian EI, commercial agent of SAS Luxury Provence, registered with the RSAC of Aix en Provence under number 825 391 220, holder of the employee card on behalf of the company Luxury Provence CPI13102024000000677 issued by the CCI of Marseille.

**Fees and charges :**

Annual current expenses 200 €

Well condominium

2 lots in the condominium 249 000 € fees included

