

**199 000 €**

**Contact agency**

**La Provençale Gardanne**

21 boulevard de la république

13120 Gardanne

04 42 22 20 20 / gardanne@la-provencale.net

**For sale apartment**

**3 rooms**

**Surface : 65 m²**

**Surface of the living : 18 m²**

**Year of construction : 1960**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Individuelle électrique**

**Inner condition : GOOD**

**Features :**

double glazing, downtown

2 bedroom

1 shower

1 WC

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

05/06/2025 - Prix T.T.C



**Apartment G25053 Gardanne**

GARDANNE - 13120 - Walking distance to schools, shops and the train station, on the top floor, 3/4 room apartment of approximately 65m² with a balcony, a closed loggia, a cellar and a GARAGE. The living room and the lounge have a south exposure, 2 bedrooms, PVC double glazing, air conditioning, equipped kitchen, possibility of recreating a third bedroom. This information sheet is extracted from the AMEPI file of which the agency is a member. The agency is thus authorized to carry out its activity in relation to the agency holding the mandate, at no additional cost to the purchaser. Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr) LA PROVENCALE Group - SARL with capital of €9,467.08 - Head office - 2 route de la chapelle - 13850 Gréasque. Real Estate Card CPI 1310 2016 000 005 877 - Prefecture of Bouches du Rhône - RCS 351 268 750.

Fees and charges :

Annual current expenses 1 040 €

Well condominium

40 lots in the condominium 199 000 € fees included

