

280 000 €

Contact agency

Capital Provence Immobilier

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For sale apartment

3 rooms

Surface : 65 m<sup>2</sup>

Year of construction : 2009

Exposition : Plein sud

View : Parc

Hot water : Individuelle électrique

Inner condition : excellent

Standing : residential

Building condition : GOOD

Features :

lift, double glazing, gated, CALM, armored door, residential, electric shutters

2 bedroom

1 terrace

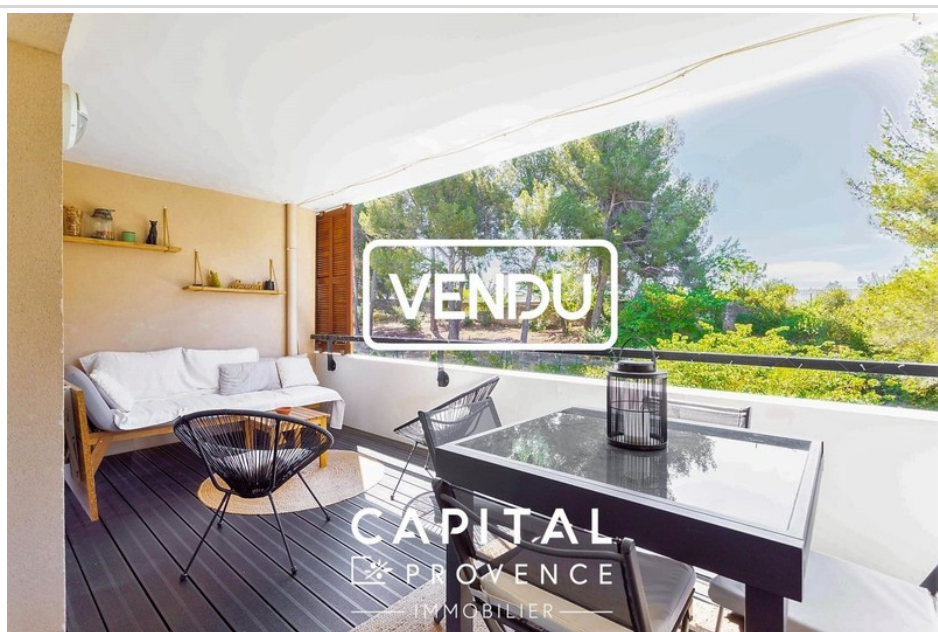
1 bathroom

1 WC

1 garage

Document non contractuel

17/05/2024 - Prix T.T.C



## Apartment 2022010 Marseille

The cocooning spirit, absolute calm and the view of the pine forest giving a countryside feeling perfectly define this type 3 apartment of 65 m<sup>2</sup> located in the Croix Rouge district. In a modern and secure residence from 2011, this beautiful "turnkey" apartment, tastefully decorated will charm you with its volumes. On the day side, a very bright living-dining room, facing SOUTH facing through a large bay window on a particularly pleasant balcony in all seasons. The open, fitted and equipped kitchen completes the living room. On the night side, a hallway with storage serves 2 bedrooms, a bathroom and a separate toilet. Breathtaking view of the Massif de l'Etoile from the 2 bedrooms. Outside, the 15 m<sup>2</sup> balcony allows year-round enjoyment of the unobstructed view of the pine forest and the calm reigning in the residence. A garage in the basement (box type), with a mezzanine, completes this property. The services: Reversible air conditioning in the living room. Bay windows and double glazed windows throughout the apartment. Hot water by electric tank. Videophone, airlock secured by badge system. Secure car park. The residence condominium includes 42 lots. The monthly charges are 120 euros (including trustee fees, maintenance of the commons)

Fees and charges :

Well condominium

