

**210 000 €**

**Contact agency**

**Agence Coulange**

11, Bld Anatole France

13600 La Ciotat

04 42 83 14 14 / info@agencecoulange.com

**For sale apartment**

**3 rooms**

**Surface : 84 m²**

**Year of construction : 1948-1974**

**Exposition : Sud**

**View : Citadine**

**Hot water : Individuelle électrique**

**Inner condition : GOOD**

**Standing : residential**

**Building condition : GOOD**

**Features :**

lift, double glazing, CALM, residential

2 bedroom

2 terraces

2 bathrooms

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

03/07/2025 - Prix T.T.C



### Apartment 2147 Marseille

Grab it, you're guaranteed to love it! Superb 84 m² T3 apartment with character located in Timone Baille, in a quiet and residential area of Marseille. Located on the 3rd floor of a well-preserved mid-20th century building. You benefit from two beautiful bedrooms, two well-designed bathrooms, and a toilet. The fitted independent kitchen combines elegance and practicality. You will appreciate the brightness of the 20 m² living room. A 13 m² balcony offers you a clear city view, in addition to the two terraces that this property has. In addition, individual electric heating and hot water are installed for your comfort. Elevator, double glazing, good interior condition, everything is there. A cellar completes this property. Don't wait any longer, come and visit it without delay!

**Fees and charges :**

Annual current expenses 1 320 €

Well condominium

11 lots in the condominium 210 000 € agency fees 5,71% à the responsibility of the buyer included

