

238 000 €

**Contact agency**

**La Provençale Gardanne**

21 boulevard de la république

13120 Gardanne

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

**For sale apartment**

**5 rooms**

**Surface : 92 m²**

**Surface of the living : 26 m²**

**Exposition : Sud**

**View : Dégagée**

**Hot water : Collective**

**Inner condition : GOOD**

**Building condition : GOOD**

**Features :**

Visitor Parking, double glazing, downtown

3 bedroom

1 terrace

1 bathroom

1 WC

1 garage

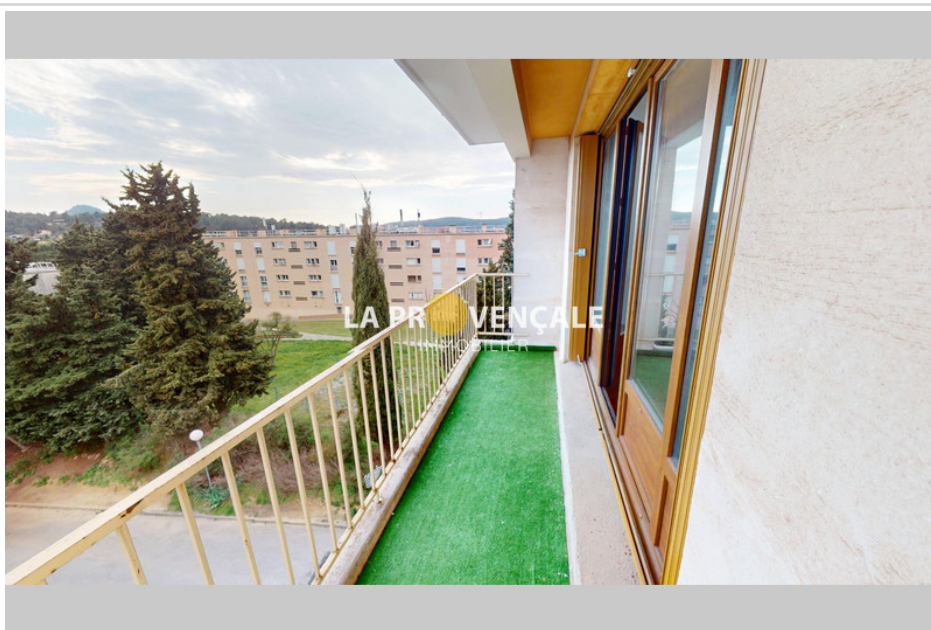
1 cellar

**Energy class (dpe) : D**

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

Document non contractuel

03/05/2025 - Prix T.T.C



**Apartment G25035 Gardanne**

Gardanne - 13120 - Your Agency exclusively presents this newly renovated 92m² 5-room apartment. The apartment consists of a separate furnished kitchen (new furniture), a large double living room, a toilet, a bathroom, and 3 large bedrooms. In addition, the apartment has a cellar and a garage in the basement. All amenities are within walking distance (shops, high school, schools, city center, etc.). Charges include cold water, hot water, heating, property management fees, cleaning of common areas, maintenance of green spaces, etc. To visit quickly! 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 2 400 €

Well condominium

238 000 € fees included

