

280 000 €

Contact agency

L'Immobilier Bleue

Avenue Simon Gouin

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For sale apartment

5 rooms

Surface : 97 m<sup>2</sup>

Surface of the living : 41 m<sup>2</sup>

Exposition : Ouest

View : Dégagée

Hot water : Individuelle électrique

Inner condition : GOOD

Standing : residential

Building condition : Cleaning is

Features :

double glazing, gated, CALM, armored door, residential, Visitor Parking

3 bedroom

1 terrace

1 bathroom

2 WC

Energy class (dpe) : D

Emission of greenhouse gases (ges) : D

Document non contractuel

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



## Apartment 4202 Marignane

Great opportunity to seize! A 5-room apartment with a surface area of 97 m<sup>2</sup> is for sale in a secure and quiet residence of residential standing in the heart of Marignane. Ideally located on the 2nd floor of a 3-storey building, it offers a magnificent open view, facing west. The major asset of this apartment is undoubtedly its spacious 20 m<sup>2</sup> terrace as well as its 41 m<sup>2</sup> living room, ideal for sharing friendly moments with family or friends. Equipped with a fitted American kitchen, it also offers 3 bedrooms, 1 bathroom and 2 toilets. The interior is in good condition and the double glazing, the armored door and the visitor parking are all assets that will appeal to the most demanding. Hot water is individual electric and heating is collective. Come and discover this haven of peace!

Fees and charges :

Annual current expenses 2 904 €

Well condominium

280 000 € fees included

