

**Price on request**

**Contact agency**

**96 IMMOBILIER**

Résidence Le Vallat des Brayes

13260 Cassis

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**For sale apartment**

**4 rooms**

**Surface : 62 m²**

**Year of construction :** avant 1949

**Hot water :** Individuelle électrique

**Inner condition :** to modernize

**Building condition :** GOOD

**Features :**

lift, double glazing, CALM, armored door,  
residential

3 bedroom

1 terrace

1 shower

1 WC

2 parkings

1 cellar

**Energy class (dpe) :** D

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

Document non contractuel

18/12/2025 - Prix T.T.C



Photo non contractuelle, à caractère d'ambiance

## Apartment 9 Marseille

For sale exclusively – Marseille 10th district, Rabatau A pleasant through-apartment located in a secure residence in the 10th district of Marseille, just steps from public transport, shops, and major highways. The location is perfect for combining city living with everyday comfort, with the metro, tram, several bus lines, and access to the Prado-Carénage tunnel or the highway just minutes away. Located on the 4th floor with elevator, this apartment features an entrance hall, a bright living room opening onto a terrace, which is also accessible from one of the three bedrooms. The separate kitchen includes a loggia, ideal for laundry or extra storage space. A shower room, separate toilet, and a private cellar complete this practical and pleasant home. Parking is free and secure at the foot of the building, accessible to residents. The building also has an intercom. Monthly fees are approximately €165, covering the condominium services, and the 2025 property tax is €1,314. This through-apartment charms with its brightness, well-organized spaces, and convenient location, close to all amenities.

**Fees and charges :**

Annual current expenses 1 980 €

Well condominium

52 lots in the condominium

