

398 000 €

Contact agency

Harrington Park Immobilier

122 rue du commandant rolland

13008 Marseille

04 91 22 23 42 / harringtonpark@wanadoo.fr

For sale apartment

Surface : 55 m²

Surface of the living : 26 m²

View : Mer panoramique

Inner condition : GOOD

Standing : residential

Building condition : GOOD

1 terrace

1 shower

1 WC

1 garage

Energy class (dpe) : E

Emission of greenhouse gases (ges) : B

Document non contractuel

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



### Apartment 624 Carry-le-Rouet

#### CHARMING SEA VIEW APARTMENT WITH TERRACE -CARRY LE ROUET

Apartment with 3 main rooms with sea view terrace close to the quiet beach. Like a detached house with its private entrance, without next-door neighbors. Living room and bedroom with sea view opening onto a pretty terrace. An office at the back of more than 10m². An equipped kitchen open to the living room. A bathroom. Independent WC. A 14.5 m² garage worth 30,000 euros included in the asking price. Although subject to the status of co-ownership. Estimated charges of 900 euros/year. Property tax: 1300 euros. Useful surface area: 73m² Carrez Law surface area: 55.46 m². DPE: (E) 257; GHG: (B) 8. Individual electric heating by convectors. Estimated amount of annual energy expenditure for standard use between 890 euros and 1260 euros per year. Average price of energy indexed as of 01/01/2021. Information on the risk to which this property is exposed is available on the Géorisks website. <https://www.georisks.gouv.fr> Agency fees are the sole responsibility of the seller. Sale price: 398,000 euros garage included in the price. Contact: Gilbert Rimet at + (33) 6 81 70 07 47 Sales agent RSAC Aix en Provence N° 428 160 691

Fees and charges :

Annual current expenses 900 €

Well condominium

