

226 000 €

**Contact agency**

**Harrington Park Immobilier**

122 rue du commandant rolland

13008 Marseille

04 91 22 23 42 / harringtonpark@wanadoo.fr

**For sale apartment**

**Surface : 34 m²**

**Surface of the living : 20 m²**

**Year of construction : 1972**

**View : Jardin**

**Hot water : Collective**

**Inner condition : excellent**

**Standing : luxury**

**Building condition : Cleaning is**

**Features :**

lift, double glazing, gated, CALM, armored door, residential, electric blinds, electric shutters, POOL, Visitor Parking

1 terrace

1 shower

1 WC

1 cellar

**Energy class (dpe) : E**

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

Document non contractuel

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



Harrington Park Immobilier

**Apartment 633-634 Marseille**

CADENELLE-CORNICHE 8th EXCLUSIVITY In a private domain, very comfortable studio/T1 apartment of 35m² habitable with terrace and cellar benefiting from all the services of a luxury residence (swimming pool, tennis, restaurants, high-end security, private bus service, maintained park). Apartment composed of an entrance of 4.53m², a large fitted dressing room of 2.36m², a separate fitted kitchen of 3.61m² opening onto the living room/bedroom of 20m², a bathroom with a large mosaic shower cubicle of 4.20m², a large terrace of 8m², a cellar with electricity and iron door of 4.30m². Collective floor heating and forced air with thermostat, original collective air conditioning with thermostat. Information on the risks to which this property is exposed is available on the Géorisques website.

www.georisques.gouv.fr - DPE:E (275);GES:E (55) Estimated annual housing energy costs between 760 euros and 1090 euros per year. Average energy prices indexed for the years 2021, 2022, 2023. Technical diagnostics established on 01/13/2025. charges: 240 euros/month. Property tax: 1692 euros. Contact: Jacques Saint-Laurent at +33(0)6 62 05 75 74 or +33(0)4 91 22 23 42 Agency fees are the exclusive responsibility of the seller. Selling price: 220,000 euros Exclusive sales mandate No. 631 granted by the seller.

Fees and charges :

Annual current expenses 2 980 €

