

**349 000 €**

**Buying apartment**

**4 rooms**

**Surface : 83 m<sup>2</sup>**

**Surface of the living : 39 m<sup>2</sup>**

**Year of construction : 2007**

**Exposition : Sud ouest**

**View : Jardin**

**Hot water : Individuelle**

**Inner condition : good**

**Building condition : good**

**Features :**

Electric shutters, Double Glazing

3 bedrooms

1 terrace

1 bathroom

1 WC

1 garage

1 parking

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

Document non contractuel

27/07/2024 - Prix T.T.C



## Apartment G24059 Gardanne

GARDANNE 13120 - Your La Provençale agency offers you this beautiful T4 apartment of 83m<sup>2</sup> with its spacious south-facing private garden of 460m<sup>2</sup>, Bright and in perfect condition, it consists of a beautiful living room opening onto the kitchen, a master suite with bathroom, two bedrooms with closet, a bathroom and a toilet. In the heart of an intimate residence, quiet and yet close to amenities, you can enjoy a beautiful exterior including two terraces, a large garden with trees and a garden shed. A closed box in the basement as well as a private outdoor space complete this property. Although subject to the status of co-ownership, no procedure in progress. Monthly charges 170e/month. Rare on the market !! This sheet is extracted from the AMEPI file of which the agency is a member. The agency is thus authorized to carry out its activity in relation with the agency holding the mandate, at no additional cost to the buyer. Information on the risks to which this property is exposed is available on the Géorisks website:

[www.georisks.gouv.fr](http://www.georisks.gouv.fr)

General informations :

Annual current expenses 2 040 €

