

225 000 €

**Buying apartment**

**2 rooms**

**Surface : 43 m²**

**Surface of the living : 23 m²**

**Year of construction : 2021**

**View : Citadine**

**Hot water : Individuelle gaz**

**Inner condition : good**

**Building condition : good**

**Features :**

Secured residence, residential, Lift

1 bedroom

1 terrace

1 shower

1 WC

2 garages



## Apartment G24067 Gardanne

GARDANNE - 13120 - Your agency La Provençale presents this charming T2 of 43m². Located on the 2nd floor of a building with elevator and intercom, this apartment offers a bright living room of 23m² with open kitchen, a spacious bedroom of 13m² and a modern bathroom. You will also appreciate the terrace for your moments of relaxation outdoors. A double garage completes the property. Heating and hot water are individual, guaranteeing optimal management of your energy expenses. Close to all sponsors, the apartment is just 3 minutes walk from the bus stops and close to the center and Gardanne train station Ideal first-time buyer or investor. 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 640 €

Well condominium

Document non contractuel

01/09/2024 - Prix T.T.C

