

260 000 €

For sale apartment

2 rooms

Surface : 43 m<sup>2</sup>

Surface of the living : 25 m<sup>2</sup>

Year of construction : 1980

Exposition : Sud

View : Dégagée

Hot water : Individuelle électrique

Inner condition : Rénové

Building condition : good

Features :

Terrace, Double Glazing, Climatisation

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

#### Legal information

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Fees paid by the owner, well condominium (600 lots in the condominium), annual current expenses 1 320 € (110 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



### Apartment 8890 La Ciotat

La Ciotat - A stone's throw from the sea and Arène Cros beach. Very nice T2/3 on the 1st and last floor. It is composed of a bright living room opening onto a small south-facing terrace with an unobstructed view and a small glimpse of the sea. A fully equipped American kitchen completes this property as well as a bedroom, a bathroom, a separate toilet and a small bedroom with a small window which can also be used as an office or dressing room depending on your needs. This apartment was completely and tastefully renovated in 2021. Reversible air conditioning in the living room, electricity redone. You also have a private parking space at the foot of the building. Apartment sold fully furnished. All you have to do is put down your suitcases in this bright, warm and cozy little cocoon!

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 670 and 960 € (reference year 2021)  
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RCS MARSEILLE 072 807 100, SARL Gérante Mme Carine COUDERT. - Garantie par GALIAN - 89 rue de la Boétie - 75008 PARIS, pour un montant de 120 000 €.

Titulaire du compte spécial (article 55 du décret de 20 juillet 1972) numéro 00024166511 ouvert auprès de CIC.