

750 000 €

For sale apartment

4 rooms

Surface : 113 m<sup>2</sup>

Year of construction : 1900

View : Port

Inner condition : Rénové

Building condition : good

Features :

Terrace, Double Glazing, Climatisation

3 bedroom

1 terrace

2 show ers

2 WC



## Apartment 8891 La Ciotat

Exceptional location for this 4-room apartment located on the Old Port of La Ciotat, on the seafront, with terrace. Come and discover this very rare property for sale, located on the top floor of a charming building, completely renovated and well maintained. This 113m<sup>2</sup> duplex apartment ( 81m<sup>2</sup> under the Carrez law) consists of an entrance hall, a large living room of around forty m<sup>2</sup> with a fully equipped open kitchen, a dining area and a charming lounge with a view of the port. On one level you will find a first master suite with dressing room, a shower room and a separate toilet. Upstairs, a bedroom with cupboards, a shower room with toilet, a second living room which can be transformed into a third bedroom, a laundry room, an attic and access to the fabulous Tropezian terrace of the apartment with barbecue area, a pergola. The perfect place to feel like you're on vacation all year round! Information on the risks to which this property is...

### Legal information

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Fees paid by the owner, well condominium(4 lots in the condominium), annual current expenses 1 200 € (100 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
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RCS MARSEILLE 072 807 100, SARL Gérante Mme Carine COUDERT. - Garantie par GALIAN - 89 rue de la Boetie - 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.