

Under offer, lovely 2 bedroom flat in a sought-after, secure, quiet residence in a green setting.



INFORMATION

Town:	Marseille 12e
Department:	Arrondissement Bouches-du-Rhône
Bed:	2
Bath:	1
Floor:	72 m2
Outside Space:	6 m2

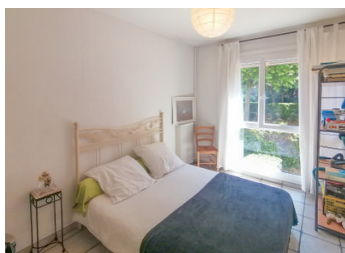
IN BRIEF

This bright, well-appointed, spacious apartment is located on the 1st floor of a 4-storey building without elevator in a large, secure, well-maintained condominium, and has benefited from a complete renovation.

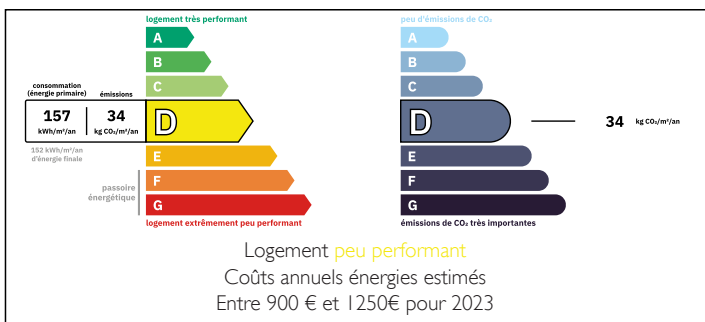
With a living area of 72 m2, it comprises a 4.76 m2 entrance hall, a large 27 m2 living room with open kitchen, a 5.9 m2 passageway with 2 large cupboards, a large 7.4 m2 laundry/dressing room, two bedrooms (12.77 m2 and 9.07 m2), a 3.26 m2 shower room and a 1.24 m2 separate WC.

Secure parking within the condominium is easy for several vehicles.

Close to all amenities and schools, this property is ideal for a family.

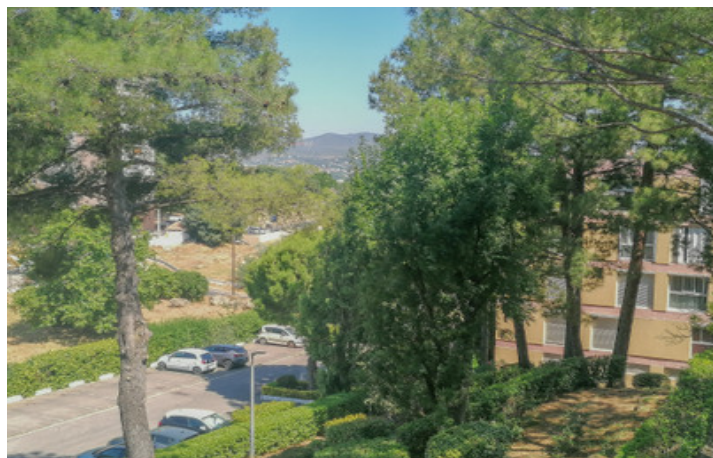


ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

This apartment has been completely renovated with the following features:

- The facades have been renewed, the roof waterproofing was redone 4 years ago and the gas boiler was replaced two years ago.
- PVC double glazing and electric roller shutters
- All floors renovated in travertine
- The electrical panel has just been completely overhauled
- Equipped with fiber optics

The condominium currently has no legal proceedings in progress, and renovation work on the entrance door with videophone and badge has been approved.

Monthly charges are €220 and include collective gas heating and water.

LOCAL TAXES

Taxe foncière: 1399 EUR

Taxe habitation: EUR

Co-owned building of 1 units
Provisional annual charges: 2640€

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES