## 145 000 €

For sale apartment

3 rooms

Surface: 68 m<sup>2</sup>

Surface of the living: 35 m<sup>2</sup>

**Exposition**: Sud **View**: Citadine

**Hot w ater** : Individuelle électrique **Inner condition** : a refresh

Features :

Double Glazing, Downtown

2 bedroom

1 terrace

1 show er

1 WC

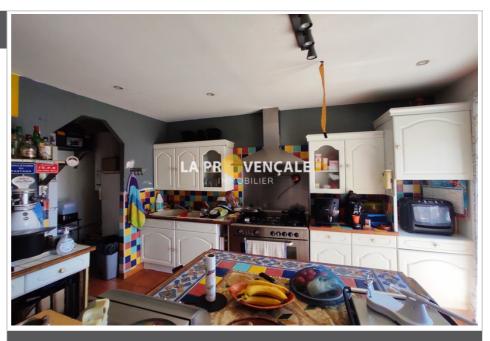
1 garage

1 parking



145 000 €

Fees paid by the owner, well condominium (6 lots in the condominium), annual current expenses 1 000  $\in$  (83  $\in$  monthly), no current procedure, information on the risks to which this property is exposed is available on georisques.gouv.fr,



## Apartment G23061 Gardanne

Gardanne-13120- Your agency La Provençale offers you this beautiful apartment of approximately 70 m² with its large terrace and a 40 m² garage. Ideally located just steps from the city center and all amenities, this apartment is a safe bet for any investor! We are selling the \*\*NUDE OWNERSHIP\*\* of this property. The current owner is a single man aged 72. Maintenance and all taxes remain the seller's responsibility, and the lump sum is the only amount to pay—no monthly rent, unlike a life annuity sale.

Energy class (dpe): D - Emission of greenhouse gases (ges): A Document non contractuel - 04/11/2025





