

265 000 €

For sale apartment

3 rooms

Surface : 81 m<sup>2</sup>

Surface of the living : 28 m<sup>2</sup>

Year of construction : 1980

Exposition : Ouest

View : Citadine

Hot water : Individuelle électrique

Inner condition : good

Building condition : good

Features :

Double Glazing

2 bedroom

1 terrace

1 bathroom

1 WC

Legal information

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Fees paid by the owner, well  
condominium(48 lots in the condominium),  
no current procedure, information on the  
risks to which this property is exposed is  
available on [georisques.gouv.fr](http://georisques.gouv.fr),



### Apartment G26006 Gardanne

GARDANNE -13120- Your agency offers this 81 m<sup>2</sup> apartment located in the heart of a quiet and well-maintained residence, on the second floor with elevator access. A spacious entrance hall leads to a large, bright living room, a cozy lounge, and an independent kitchen extended by a utility room, providing a practical and pleasant space for daily life. On the sleeping side, you will find two bedrooms, with the option to create a third one according to your needs, a shower room, and separate toilets. On the outside, you will enjoy a beautiful covered terrace of 9 m<sup>2</sup>. The apartment features comfortable amenities, including recent air conditioning in all rooms and double-glazed windows. The residence, with well-kept common areas, is equipped with an automatic gate, an intercom with video, an elevator, and landscaped spaces, offering a peaceful and secure living environment. Parking is easy and it is ideally located close to the town center. This...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A

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