

220 000 €

**For sale apartment**

**3 rooms**

**Surface : 61 m<sup>2</sup>**

**Surface of the living : 17 m<sup>2</sup>**

**Year of construction : 1980**

**Exposition : Sud ouest**

**View : Citadine**

**Hot water : Individuelle thermodynamique**

**Inner condition : to renovate**

**Building condition : good**

**Features :**

Electric shutters, Down town, Lift

2 bedroom

2 terraces

1 bathroom

1 WC

1 cellar

**Legal information**

220 000 €

Fees paid by the owner, well  
condominium(60 lots in the condominium),  
annual current expenses 1 952 €  
(163 € monthly), Condo : current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



**Apartment 6516 Marseille**

Marseille - 13008 Your La Provençale Gréasque agency offers for sale this 2-bedroom apartment located in the heart of Marseille's 8th arrondissement. With a surface area of 61 m<sup>2</sup>, it consists of an entrance hall leading to a living room, two bedrooms (one with a closet), a bathroom, and a separate toilet. A separate kitchen completes this space. Located on the fourth floor of a six-story building, this apartment enjoys a southwest exposure. Two balconies of 5 m<sup>2</sup> and 6 m<sup>2</sup>, as well as a cellar, complete this property. The interior requires renovation work, but its potential is undeniable. The building, constructed in 1980, is in good overall condition. Among the amenities, you'll appreciate the electric shutters and the presence of an elevator. Immediate access to the highway is an additional advantage. This is a great opportunity to seize! "Information on the risks to which this property is exposed is available on the Géorisques website:...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 940 and 1320 € (reference year 2023)  
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