

235 000 €

For sale apartment

2 rooms

Surface : 29 m<sup>2</sup>

Surface of the living : 26 m<sup>2</sup>

Year of construction : 1961

Exposition : Nord ouest

View : Citadine

Hot water : Individuelle électrique

Inner condition : excellent

Building condition : Ravalement fait

Features :

Climatisation reversible, Chauffe eau électrique, Electric shutters, Double Glazing, Secured residence, Carrelage au sol, Loggia

1 shower

1 WC

1 cellar

Legal information

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Fees paid by the owner, well condominium(80 lots in the condominium), annual current expenses 1 000 € (83 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



### Apartment G25010 La Ciotat

La Ciotat – Clos des Plages – Just 200 m from Plage Lumière Located in one of La Ciotat's most sought-after areas, just steps from the sea, discover this stunning one-bedroom apartment fully renovated in 2023, set on the top floor of a secure residence with parking. Fully optimized and bathed in natural light, it captivates from the entrance with a beautiful 26 m<sup>2</sup> living space featuring a fitted and equipped open-plan kitchen, extended by an enclosed loggia with a laundry area. The apartment also includes a bathroom with a window, finished to a high standard, incorporating a shower, toilet, and storage. A cellar completes the property. Quality features, brightness, tranquility, and immediate proximity to the beach make this a rare opportunity, equally suitable as a main residence or a quality investment with good rental yield. A prime location, impeccable condition—this property is a must-see.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B

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