



115 000 €

**Buying apartment**

**2 rooms**

**Surface : 45 m<sup>2</sup>**

**Surface of the living : 22 m<sup>2</sup>**

**Year of construction : 1730**

**View : Citadine**

**Hot water : Individuelle électrique**

**Inner condition : good**

**Amenities :**

double glazing

1 bedroom

1 shower

1 WC



**Apartment Ref. : 793V517A Gardanne**

Gardanne - 13120 - Your agency La Provençal offers for sale this T1/2 of almost 45m<sup>2</sup>, located in the city center of Gardanne. This property consists of an entrance hall, a large kitchen, a large living room and a mezzanine bedroom. Ideal investment, this property is currently rented for €580 per month, current lease of 3 years. This sheet is extracted from the AMEPI file of which the agency is a member. The agency is thus authorized to carry out its activity in relation with the agency holding the mandate, at no additional cost to the buyer. Information on the risks to which this property is exposed is available on the Géorisks website:

[www.georisks.gouv.fr](http://www.georisks.gouv.fr)

Fees and charges :

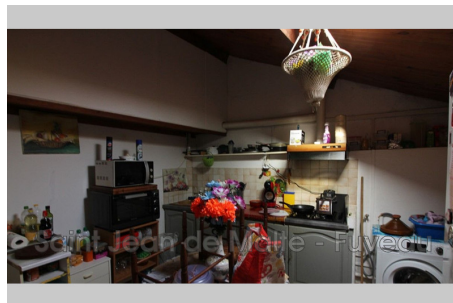
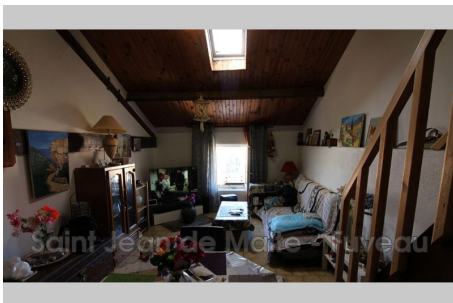
Annual current expenses 360 €

Well condominium

6 lots in the condominium 115 000 € fees included

Document non contractuel

23/05/2024 - Prix T.T.C



Agence Saint Jean de Malte - 17 rue d'Italie - 13100 Aix en Provence

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RCS AIX EN PROVENCE 843821125 00010

Document non contractuel - Barème de prix disponible sur notre site internet

Visite réalisée en accord et parfaite connaissance des parties pendant la période du Covid-19 et dégage de toutes responsabilités l'agence sus nommée et ses collaborateurs. (Gel et masque)