

# French Properties

ONLINE

€215 000

**1 bedroom apartment**  
**Surface : 47 m<sup>2</sup>**  
**Surface of the living room: 21 m<sup>2</sup>**  
**Year of construction: 2008**  
**Exposition: southeast**  
**View : urban**  
**Kitchen: : American**  
**Heating: collective**  
**Inner condition: good**  
**Building condition: good**

**Features:**

Vue citadine, double glazing, Plage à 3 km, balcony, double glazing, shops at walking distance, lift, Rideaux électriques, Climatisation gainée...

1 bedroom  
1 terrace  
1 bathroom  
1 WC  
1 garage

**Energy class (dpe): C**

**Emission of greenhouse gases (ges): A**

Document non contractuel  
23/02/2025 - Prix T.T.C



## Apartment 823 Marseille

1 bedroom apartment with veranda and garage nor far from the beach! Close to the Vélodrome stadium, Parc Chanot and not far from the beaches (less than 3 km), this pretty apartment located on Boulevard Rabatau is also very well located in relation to the new tramway line (south/north extension) which will facilitate daily transport in Marseille. All shops are within walking distance. The apartment is situated in a building from 2008, on the 6th floor out of 8 with elevator, enjoying a clear view from the living room and the veranda. The living area (veranda included) is 47.11 m<sup>2</sup> divided as follows: an entrance with cupboards, a kitchen open to the living room and veranda access, a separate bedroom and a bathroom with bathtub, sink and toilet. There is a closed box of 13.52m<sup>2</sup> allowing you to park a car in the basement. Surfaces: Kitchen/living room: 21.47 m<sup>2</sup> Bedroom: 10/39 m<sup>2</sup> Bathroom: 5.06 m<sup>2</sup> Veranda: 8.06 m<sup>2</sup> Box: 13.52 m<sup>2</sup> More photos and videos on request. Do not hesitate to call Ida on +33 6 62 68 66 14 for a visit.

Fees and charges :

Well condominium

215.000 € agency fees 3.37% à the responsibility of the buyer included

