



# HARRINGTON PARK

## Price on application

Apartment for sale

2 rooms

Surface : 80 m<sup>2</sup>

Surface of the living space : 30 m<sup>2</sup>

Year of construction : 1968

Exposure : Est ouest

View : Panoramique

Hot water : Collective

Indoor condition : to renovate

Standing : luxury

Building condition : Ravalement fait

### Benefits :

lift, gated, calm, residential, electric blinds, electric shutters, pool, visitor parking

1 bedroom

1 terrace

1 bathroom

1 WC

1 garage

1 cellar

Energy class (old measure) : D

Climate class : B

Document non contractuel

26/12/2024 - Prix T.T.C



## Apartment Marseille ref. 830V4A - Mandat n°602

.SUPER CADENELLE LE SULLY 8th top floor apartment 80m<sup>2</sup> + Terrace for exclusive use of 120m<sup>2</sup>

SOLD by Jacques St-Laurent from L'AGENCE HARRINGTON PARK IMMOBILIER in 3 visits - cash purchase without credits -

High standing SOLE AGENT 80m<sup>2</sup> top floor apartment + 120m<sup>2</sup> terrace for private use above the apartment.

CORNICE 8th

In lush greenery, on the top floor, bright apartment of 80m<sup>2</sup> habitable LC with private roof terrace of 120m<sup>2</sup> for private use. Front Facing: An entrance (6.15m<sup>2</sup>), a living-dining room (30m<sup>2</sup>), a bedroom (14.50m<sup>2</sup>) opening onto a loggia terrace of 18m<sup>2</sup> enjoying a panoramic view. Currently presented with one bedroom (possibility of making a 2nd bedroom). Large kitchen of 16.59 m<sup>2</sup> opening onto a 2nd terrace. A bathroom - A dressing room - Plenty o...



Harrington Park Immobilier - Le chenonceau III 122 rue du commandant rolland - 13008 Marseille

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## Apartment Marseille

...f storage - Air conditioning - Underfloor heating and forced air - 2 cellars - collective parkings - In a private domain of 15 hectares guarded 24 hours a day (surveillance cameras, car guards, reception open day and night) in the heart of a green park offering unparalleled quality of life. The largest private residential swimming pool in Marseille, tennis courts, a private bus service serving the Périer / St giniez district, 2 restaurants, a mini-market (greengrocer, caterer, newspapers), hairdressing salon, beauty institute. Close to the beaches of Roucas Blanc, Parc Borély, the shops of the Carré d'Or and the best schools in Marseille. DPE: D (186); GES: B (8). Co-ownership of 400 lots - Charges: 7,200 euros / year - Property tax: 2,732 euros - No safeguard plan - current procedures - Agency fees are the responsibility of the seller. Exclusive sales mandate n °: 602.

Fees and charges :

Annual recurring charges 7 200 €

In condominium

400 lots in the condominium

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