

## 398 000 €

Apartment for sale Surface : 55 m<sup>2</sup>

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

View: Mer panoramique Indoor condition: good Standing: residential Building condition: good

1 terrace1 show er1 WC1 garage

Energy class (old measure): E

Climate class: B



Apartment Carry-le-Rouet ref. 830V22A - Mandat n°624

## CHARMING SEA VIEW APARTMENT WITH TERRACE -CARRY LE ROUET

Apartment with 3 main rooms with sea view terrace close to the quiet beach. Like a detached house with its private entrance, without next-door neighbors. Living room and bedroom with sea view opening onto a pretty terrace. An office at the back of more than 10m². An equipped kitchen open to the living room. A bathroom. Independent WC. A 14.5 m² garage worth 30,000 euros included in the asking price.

Although subject to the status of co-ownership. Estimated charges of 900 euros/year. Property tax: 1300 euros.

Useful surface area: 73m² Carrez Law surface area: 55.46 m².

DPE: (E) 257; GHG: (B) 8. Individual electric heating by convectors.

Estimated amount of annual energy expenditure for standard use...

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Harrington Park Immobilier - Le chenonceau III 122 rue du commandant rolland - 13008 Marseille Tél: 04 91 22 23 42 / 06 62 05 75 74 harringtonpark@wanadoo.fr



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## **Apartment Carry-le-Rouet**

 $\dots$  between 890 euros and 1260 euros per year. Average price of energy indexed as of 01/01/2021.

Information on the risk to which this property is exposed is available on the

Géorisks website. https://www.georisks.gouv.fr

Agency fees are the sole responsibility of the seller.

Sale price: 398,000 euros garage included in the price.

Contact: Gilbert Rimet at + (33) 6 81 70 07 47 Sales agent RSAC Aix en Provence

N° 428 160 691

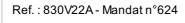
Fees and charges:

Annual recurring charges 900 €

In condominium

398 000 € fees included

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