

**200 000 €**

**Apartment for sale**

**4 rooms**

**Surface : 70 m²**

**Surface of the living space : 20 m²**

**Year of construction : 1965**

**Exposure : Sud**

**View : Panoramique**

**Building condition : good**

**Benefits :**

double glazing, calm, Résidentiel, Parking visiteurs

3 bedroom

1 shower

1 WC

1 cellar

**Energy class (old measure) : D**

**Climate class : D**

Document non contractuel

01/06/2025 - Prix T.T.C



### Apartment ref. 889V536A Septèmes-les-Vallons

**SEPTEMES LES VALLONS 13240 - TO DISCOVER EXCLUSIVELY**

I offer you this apartment currently in T3 but easily convertible into T4 as it was originally.

Composed of an entrance hall, a large living room + dining room, a kitchen, a separate toilet, a bathroom + closed loggia (laundry room) and two bedrooms, this apartment is located on the 1st floor of a small building which has 2.

Several parking spaces are free and you will have no problem finding spaces.

The frames are in double-glazed PVC, the charges are 50euros/month (including cold water).

All amenities are within walking distance (schools, buses, etc.)

This apartment is in very good condition, well maintained, but may require updating to suit your taste.

Do not hesitate to call me for a visit.

**Fees and charges :**

**Annual recurring charges 600 €**



**EXCLU ENGAGÉE**



Grâce à cette vente, un don sera fait à une association locale choisie par les vendeurs.  
Notre engagement sociétal est **notre ADN !**

