



# HARRINGTON PARK

225 000 €

**Apartment for sale**

**Surface : 34 m²**

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

**Year of construction : 1972**

**View : Jardin**

**Hot water : Collective**

**Indoor condition : Excellent**

**Standing : luxury**

**Building condition : Ravalement fait**

**Benefits :**

lift, double glazing, gated, calm, armored door, residential, electric blinds, electric shutters, pool, visitor parking

1 terrace

1 shower

1 WC

2 cellars

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

**Climate class : E**

Document non contractuel

01/07/2025 - Prix T.T.C



**Apartment Marseille ref. 830V27A - Mandat n°633-634**

**STUDIO CADENELLE LUXE 8th**

**BEAUTIFUL ENVIRONMENT - TERRACE - SWIMMING POOL -**

In a private domain on the Corniche, studio/one-room apartment in perfect condition, 35m² of living space (34.48m² Carrez Law) with terrace and two cellars, benefiting from all the services of a luxury residence (15-hectare park, guarded swimming pool, tennis, restaurants, high-end security, private bus service, parking, possibility of garages... various services on site). Apartment composed of an entrance of 4.53m², a large fitted dressing room of 2.36m², a separate fitted kitchen of 3.61m² opening onto the living room/bedroom of 20m², a bathroom with a large mosaic shower cubicle of 4.20m², a pretty large terrace of 8m² in area, + 2 beautiful cellars of 4....



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

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



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Harrington Park Immobilier

## Apartment Marseille

...30m² each with electricity and security iron doors included in the sale price.

Collective underfloor heating and forced air with thermostat, integrated collective air conditioning with thermostat. Information on the risks to which this property is exposed is available on the Géorisques website. [www.georisques.gouv.fr](http://www.georisques.gouv.fr) - Recent frame with high-quality double glazing.

Energy performance diagnostics: DPE:E (275); GES:E (55)

Estimated annual energy costs for housing between 760 euros and 1090 euros per year. Average energy prices indexed for the years 2021, 2022, 2023. Technical diagnostics established on 01/13/2025.

charges: 240 euros/month. Property tax: 1410 euros.

Contact: Jacques Saint-Laurent, Real Estate Agent, Director of Harrington Park Immobilier la Cadenelle, at +33(0)6 62 05 75 74 or +33(0)4 91 22 23 42

Agency fees are the exclusive responsibility of the seller.

Selling price: 225,000 euros Sales mandate No. 633 and No. 634 granted by the seller. The funds paid are escrowed by a Notary. Harrington Park Immobilier does not escrow funds belonging to third parties. Harrington Park Immobilier Residence

La Cadenelle la Chapelle III 122 - rue du Commandant Rolland 13008 Marseille



Harrington Park Immobilier - Fees and charges : 122 rue du commandant rolland - 13008 Marseille

Tél: 04 91 22 23 42 / 06 62 05 75 74 - [harringtonpark@wanadoo.fr](mailto:harringtonpark@wanadoo.fr)

Annual recurring charges 2 880 €

In condominium

Document non contractuel - 225 000 € fees included - Prix disponible sur notre site internet

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