



# HARRINGTON PARK

230 000 €

## Apartment for sale

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

**Exposure :** Sud

**View :** Jardin

**Hot water :** Individuelle

**Indoor condition :** Rénové

**Standing :** residential

**Building condition :** Ravalement fait

### Benefits :

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

1 bedroom

1 terrace

1 shower

1 WC

1 parking

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

**Climate class :** A

Document non contractuel

19/06/2025 - Prix T.T.C



## Apartment Marseille ref. 830V29A - Mandat n°639

### T2 ROUCAS PLAGE RESIDENTIAL 8th

2-room apartment in a luxury senior service residence.

The 58 m<sup>2</sup> apartment (57.52 m<sup>2</sup> Carrez law) with south-facing terrace overlooking the garden has been completely renovated recently, comprising an entrance hall, a beautiful 30 m<sup>2</sup> living/dining room, a semi-equipped separate kitchen, a 12.60 m<sup>2</sup> bedroom with storage, a shower room and storage.

You benefit from the residence's location in a seaside residential area close to all amenities, high-end services, 24/7 security, a quality restaurant with a chef, lounges in the residence's common areas, a library area, musical evenings with a pianist, and the possibility of parking in front of the residence or in a garage if you have a vehicle.

Information on the risks to which the pr...



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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## Apartment Marseille

...operty is exposed is available on the Georisques website.

<https://www.georisques.gouv.fr>.

The technical diagnosis of this apartment was carried out on 01/09/2025.

DPE: D (183); GES: A (5).

Estimated annual energy expenditure for standard use between 850 euros and 1200 euros per year. Average energy prices indexed for the years 2021, 2022, 2023.

Co-ownership charges: 1500 euros per month.

Sales mandate No. 639 granted by the sellers. The condominium association is not subject to a procedure cited in article L721 1 of the construction and housing code.

Selling price of the apartment: 230,000 euros

Agency fees are the exclusive responsibility of the seller.

The funds paid by the purchaser(s) are held in escrow with a Notary.

Contact Jacques Saint-Laurent, Real Estate Agent and Director of Harrington Park Immobilier la Cadenelle, at 06 62 05 75 74 or 04 91 22 23 42.



Fees and charges .

Harrington Park Immobilier - Annual recurring charges 18 000 € - Commandant rolland - 13008 Marseille

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In condominium

230 000 € fees included

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