



**LUXURY** PROVENCE  
l'agence immobilière

### Price on request

**For sale appartement**

**2 rooms**

**Surface : 48 m²**

**Surface of the living : 15 m²**

**Year of construction : 1900**

**Inner condition : normal**

**Features :**

double glazing

1 bedroom

1 terrace

1 shower

1 WC

**Energy class (dpe) : C**

**Emission of greenhouse gases (ges) : D**

Document non contractuel

13/09/2025 - Prix T.T.C



### Appartement 4144 Gardanne

I am offering for sale in Gardanne (13120): in absolute peace and facing due south, discover this T2 apartment, perfectly located in Gardanne. With a surface area of 48 m², this apartment is on the ground floor of a stone building constructed in 1900, featuring a Provençal style and in good overall condition. It includes one bedroom, a bright living room of 15 m² facing due south, an independent equipped kitchen, as well as a shower room and a toilet. You will also enjoy a 16 m² terrace, perfect for relaxing moments. Heating is electric with convectors, and hot water is supplied by an electric tank. Co-ownership agreement in place for installing reversible air conditioning. The apartment is quiet and has double-glazed PVC windows. Outside, you will benefit from parking with two available spaces. Located close to several schools such as Lucie Aubrac Elementary School and Valabre, as well as amenities like supermarkets and restaurants, this apartment is ideal for a first purchase or an investment. Co-ownership of 5 units (no ongoing legal proceedings). Annual charges: 300.00 euros.

**Fees and charges :**

**Annual current expenses 300 €**



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