

232 750 €

**Buying apartment**

**3 rooms**

**Surface : 69 m²**

**Surface of the living space : 27 m²**

**Year of construction : 1988**

**Exposure : Sud ouest**

**Hot water : Individuelle électrique**

**Indoor condition : excellent**

**Benefits :**

lift, double glazing, calm, visitor parking

2 bedroom

1 shower

1 WC

1 parking



## Apartment 4339 Marignane

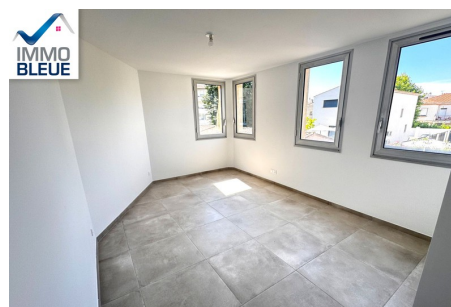
L'Immobilier Bleu offers this spacious, 2-bedroom apartment, with a generous surface area of 69 m², located on the first floor of a beautiful 4-story building built in 1988. This perfectly maintained property stands out for its excellent interior condition. It offers beautiful light thanks to its southwest exposure. The modernly fitted kitchen offers a welcoming space open to the living room, with a surface area of 27 m², two bedrooms, a shower room and a separate toilet. This property also has reversible air conditioning, individual heating and an individual electric hot water system. Finally, it benefits from quality services: elevator, double glazing, calm and private parking. An ideal place for your future residence. Contact us at 04.42.44.56.94, you can view our advertisements on our agency website: [www.immobleue.net](http://www.immobleue.net) "Information on the risks to which this property is exposed is available on the Géorisques website..."

### Legal information

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Fees paid by the owner, in condominium (25 lots in the condominium), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).

Energy class (old measure) : B - Climate class : A  
Estimated annual energy between 620 and 900 € (reference year 2025)  
Document non contractuel - 03/07/2025



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