



**IMMOBLEUE**  
ensemble, réalisons vos projets

1 195 000 €

Buying apartment

6 rooms

Surface : 132 m<sup>2</sup>

Surface of the living space : 50 m<sup>2</sup>

Exposure : Plein sud

View : Mer

Hot water : Individuelle gaz

Indoor condition : excellent

Building condition : good

Benefits :

double glazing, armored door, residential,  
electric blinds

5 bedroom

2 terraces

1 bathroom

1 shower

2 WC

2 cellars

Legal information

1 195 000 €

Fees paid by the owner, in condominium (2 lots in the condominium), annual recurring charges 420 € (35 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)



### Apartment 4173 Sausset-les-Pins

L'immobilière bleue offers you this magnificent 135<sup>2</sup> duplex apartment in the center of Sausset les pins enjoying a magnificent view of the port. It is located on the 1st floor in a small condominium. On the ground floor of the apartment there is a very beautiful living room with fully equipped kitchen, two bedrooms and a shower room with toilet. It benefits from two large terraces, one of which is 100m<sup>2</sup> facing south offering a panoramic view of the port. Upstairs are three large bedrooms with storage and a bathroom. The property is sold with two private cellars in the basement. Possibility of installing an elevator (quote in support) and acquiring a garage in the city center in addition.

Energy class (old measure) : C - Climate class : C  
Estimated annual energy between 1060 and 1520 € (reference year 2021)  
Document non contractuel - 03/05/2024



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