



350 000 €

For sale duplex

3 rooms

Surface : 77 m²

Year of construction : 2007

Exposition : Plein sud

View : Sans vis à vis

Hot water : Individuelle électrique

Inner condition : excellent

Standing : residential

Building condition : good

Features :

Lift, Double Glazing, Calm, Electric blinds,
Electric shutters

2 bedroom

1 terrace

2 shower

1 WC

1 parking

Legal information

350 000 €

Fees paid by the owner, well
condominium (24 lots in the condominium),
annual current expenses 1 800 €
(150 € monthly), no current procedure,
information on the risks to which this
property is exposed is available on
georisques.gouv.fr.



Duplex Six-Fours-les-Plages

Fantastic opportunity to seize! Magnificent 77 m² duplex (68 m² Carrez law) in the heart of downtown Six-Fours-les-Plages. Ideally located on the 3rd and top floor of a small condominium, this 2-bedroom apartment benefits from a south-facing exposure, offering incredible brightness. You will appreciate the excellent interior condition of this property, with a large fitted American kitchen. Hot water and heating are individual electric, supplemented by reversible air conditioning. This duplex has 2 bedrooms including a master suite upstairs, 2 shower rooms including one with WC and a generous 19 m² terrace not overlooked for your moments of relaxation. Regarding comfort, the elevator, double glazing, tranquility, electric blinds and roller shutters are undeniable assets. As a bonus, a covered and secure parking space is included as well as access to a bicycle storage room. An opportunity not to be missed! The city center of...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A
Estimated annual energy between 740 and 1060 € (reference year 2025)
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