

# SANTI EXPERTIMMO PROVENCE

GESTION - TRANSACTION - EXPERTISE



## Price on application

**Buying apartment**

**3 room**

**Surface : 60 m<sup>2</sup>**

**Surface of the living : 13 m<sup>2</sup>**

**View : Dégagée**

**Hot water : Collective**

**Inner condition : A rafraichir**

**Building condition : Ravalement fait**

**Benefits :**

lift, double glazing, gated, Porte blindée,

Gardien

2 bedroom

2 terrace

1 bathroom

1 toilet

2 parking

1 cellar

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

**Climate class : D**

Document non contractuel

15/03/2026 - Prix T.T.C



## Apartment 265 Aubagne

**FOR SALE T3 - LE BRAS D'OR RESIDENCE - AUBAGNE** Located on the 8th floor with elevator access within the Le Bras d'Or Residence in Aubagne, just steps from the center of Aubagne. Perfect for a first-time purchase. It offers a living space of 60.47m<sup>2</sup> under the Carrez law, plus a closed loggia, two balconies, and a cellar located on the half-landing. This property consists of An entrance hall with closet, an independent, unfurnished kitchen with the possibility to open it up towards the drying area next to the closed loggia A main room featuring a living area of 13.30m<sup>2</sup> with a soft floor covering (cement tiles underneath) opening onto A balcony as well as a dining space built with storage of about 5.67m<sup>2</sup>, slightly raised (with a staggered step) One bedroom with storage A bathroom equipped with a single sink and a prefabricated shower offering the option to install a double sink or add a washing machine, a separate WC, A second bedroom of 9.78m<sup>2</sup> that can be converted into a lounge Bright and airy with an open view, Plenty of storage space Aluminum window frames and electric roller shutters Elevator available Shared facilities (bike storage, trash room) Gated residence with free parking, green areas, and a pétanque court. Prime location, just steps from public transportation



Well-maintained exterior  
insulation (ITE)  
hot water and h  
nance: 141 (D  
Fees: €2,17  
number: 265 PR  
mation on ris  
te: www.geori

exterior  
the  
s: 30 (C)  
n  
including  
exposed

**Fees and charges :**

Carte Professionnelle : CPI 1310 2018 000 035 737- RCS : 509911624

Annual recurring charges 2 173 €

Code NAF : 6831 Z - SIRET : 509911624 00047 - Caisse de Garantie : GALIAN

In condominium

117 lots