

€ 209 000

For sale duplex

3 rooms

Surface : 68 m<sup>2</sup>

Year of construction : 2007

Exposition : Sud

View : Campagne

Hot water : Individuelle électrique

Inner condition : good condition

Building condition : good

Features :

Balcon surf. : 7.00, No. stars: 4, lift, double glazing, gated, Stores électriques, electric shutters

2 bedroom

1 terrace

1 bathroom

1 shower

1 WC

1 parking

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

30/04/2024 - Prix T.T.C



## Duplex 8772SG Salernes

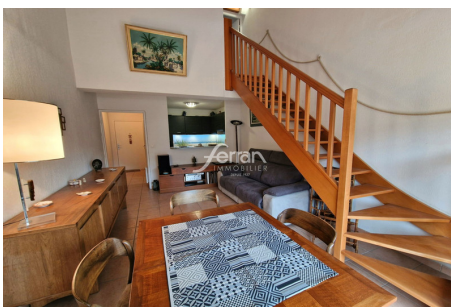
Come and discover in Salernes this magnificent T3 type duplex, with a surface area of 71 m<sup>2</sup> with a 7 m<sup>2</sup> balcony, located on the 2nd floor of a good standing building. Facing south, it benefits from a superb view of the surrounding countryside. The apartment, in very good condition, has a fully equipped open-plan kitchen and reversible air conditioning. This property also offers 2 bedrooms, 1 bathroom, 1 shower room and 1 toilet. A parking lot and a cellar complete these assets. The secure residence has an elevator, double glazing and electric roller shutters. A balcony with a surface area of 7m<sup>2</sup> contributes to the charm of this property. Be quick ! "Information on the risks to which this property is exposed is available on the Géorisks website <http://www.georisks.gouv.fr>

Fees and charges :

Annual current expenses 1 244 €

Well condominium

71 lots in the condominium 209 000 € fees included



Société d'exploitation de l'Agence Ferran – 24 avenue de la Gare 83720 TRANS en PROVENCE

RCS DRAGUIGNAN B 321 131 609 APE 6832A - FNAIM N° 5252 Montant du Capital social : 239584,30 €

Carte professionnelle portant les mentions : « Transactions sur immeubles et fonds de commerces, Gestion immobilière, Syndic de copropriété » numéro CPI 8302 2015 000 002 156 délivrée par la CCI du Var.

Numéro ORIAS : 24002286. Caisse de garantie : GALLIAN, 89 rue de la Boétie 75008 Paris, Client n° 110105 E Contrat n° GF0000001059.

RCP : COVEA RISKS N° 120137405 Numéro d'identification à la TVA : FR54321131609

ACCEPTANT LE REGLEMENT DES SOMMES DUES PAR CHEQUES LIBELLES A SON NOM EN SA QUALITE DE MEMBRE

