



## Building

GEX (01)

**730 000 €\***

\* Agency fees to be paid by the seller



250 m<sup>2</sup>



9 pièce(s)

## PROPERTY DESCRIPTION

GEX. In the immediate vicinity of the city center and its amenities, this building of approximately 250 m<sup>2</sup> of living space, divided into 4 apartments (with convertible attic), is composed of three levels: - on the ground floor: a common entrance for the house, a studio to renovate of 26m<sup>2</sup> with WC on the landing, a one-bedroom apartment of around 50m<sup>2</sup> to refresh, 3 cellars, a laundry room, - on the 1st floor: a one-bedroom apartment of 80m<sup>2</sup> with terrace, - on the 2nd floor: a one-bedroom apartment of 80m<sup>2</sup> with terrace, - in the attic: a convertible attic of 70m<sup>2</sup> on the ground, - outside: a garage, a workshop and parking spaces. Oil heating. Its advantages: its great potential! Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

**\*\* ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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## LE BIEN EN IMAGES





## DETAILS

### GENERAL

Reference ..... 804803

Property type ..... Building

Year of construction ..... 1920

Exposure ..... S-W

View ..... Vue sur Jardin, sur Montagne

### SURFACES

Living space ..... 250 m²

Land surface ..... 875 m²

### COMPOSITION

Number of rooms ..... 9

### DPE/GES

DPE ..... 299

GES ..... 84

### APPENDIX

Parking ..... extérieur

Parking space ..... 4

Garage ..... 1

Videophone ..... Non



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SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle