



Apartment

ORLEANS (45)

169 900 €*

* Agency fees to be paid by the seller



62 m²



3 pièce(s)



2 chambre(s)

PROPERTY DESCRIPTION

Type F3 apartment of 61.71m² on the 2nd floor, of a plush residence from 1998, next to the theater in a quiet environment with a view of trees, while being in the center of the city and 2 minutes from the cathedral, train station bus at the foot of the residence. This very quiet and secure residence, built on five floors, provides the following standard to the apartment, caretaker, elevator, intercom, parking under the residence. Strategically well served by access to the road network, on the North, West and South sides. The configuration of the apartment is as follows: entrance, kitchen, large, very bright living room facing north/west, equipped and fitted kitchen, 2 bedrooms, toilet, bathroom, storage, 2 balconies, one of which is 6x2 m. Large windows offer generous light with views of houses and city roofs, peaceful atmosphere, with all amenities within a small area. The elevator is in compliance until 2028, a guard at the entrance to the residence ensures the proper functioning of the building. The exterior setting is spacious and the residents are mainly owners, the monthly co-ownership charges are 128€, the property tax is 1282€. The current tenant who occupies it has given leave for 09/15/224 at the latest, no work required Nombre de lots de la copropriété : 107, Montant moyen annuel de la quote-part de charges (budget prévisionnel)(eau froide) : 1537€ soit 128€ par mois. 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!



Olivier DEFERT

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Agent

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ORLEANS

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 820441

Property type Apartment

Year of construction 1998

Floor number 2

Floors count 6

Exposure N-E / S-W

View .. Vue dégagée, sur Forêt, sur Jardin, sur Toits

Furnished Yes

SURFACES

Living space 62 m²

Surface Carrez Law 62 m²

Living room surface 22 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 107

Condominium fees 128 €/mois

Share of expenses 1 537 €

COMPOSITION

Number of rooms 3

Number of bedrooms 2

Number of bathrooms 1

Toilets count 1

Balcony 1

DPE/GES

DPE 200

GES 6

APPENDIX

Parking extérieur

Parking space 1

Videophone Oui

SERVICES

caretaker Yes

Heater électricité

Kitchen aménagée

Interpcom Yes



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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