



Apartment to renovate

WASSELONNE (67)

122 500 €



84 m²



3 pièce(s)



2 chambre(s)

PROPERTY DESCRIPTION

Stroll around the center, have a coffee, go to the market, buy bread, take your children to school.... Everything is done on foot. -- It is in the center of Wasselonne that I offer you this T3 apartment to renovate. 5 minutes from Marlenheim and 30 minutes from Strasbourg, it is close to shops, services and transport. -- Located on the 2nd floor of a small condominium of 3 apartments and a commercial premises, its corridor with cupboards leads to: - A large bright living room with access to a balcony, - A bedroom with access to the 2nd balcony, - A 2nd bedroom, - An independent kitchen, - A bathroom. -- Additional information: - Heating and hot water via collective gas boiler, - Double-glazed PVC windows, - Renovation work to be planned: Electricity, sanitary facilities, kitchen and updating. -- Great investment potential for this property. In addition, you have the possibility of acquiring another T4-T5 type apartment in the same condominium. -- Are you a handyman and like work? Do you want to invest by creating a land deficit? Contact me without further delay, I will be happy to advise you. Ideally by SMS or email first so that I can read your message as quickly as possible. -- Additional information and photos on request, however only after telephone exchange. To do this, please provide your telephone number when making your request, so that I can contact you again... -- Nombre de lots de la copropriété : 7, Montant moyen annuel de la quote-part de charges (budget prévisionnel) : 1440€ soit 120€ par mois. Les honoraires d'agence sont à la charge de l'acquéreur, soit 7,93% TTC du prix hors honoraires.

Logement à consommation énergétique excessive : classe F

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 829856

Property type Apartment to renovate

Year of construction 1900

Floor number 2

Floors count 3

View Vue sur Ville

SURFACES

Living space 84 m²

Surface Carrez Law 84.1 m²

Living room surface 26 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 7

Condominium fees 120 €/mois

Share of expenses 1 440 €

COMPOSITION

Number of rooms 3

Number of bedrooms 2

Number of bathrooms 1

Toilets count 1

Balcony 1

DPE/GES

DPE 328

GES 71

APPENDIX

Videophone Non

SERVICES

Heater gaz

Kitchen aménagée



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