



Apartment

ROUEN (76)

225 000 €*

* Agency fees to be paid by the seller



80 m²



4 pièce(s)



2 chambre(s)

PROPERTY DESCRIPTION

ROUEN, for sale: charming 4-room apartment in the Hypercentre.

Located in the heart of the city, this 4-room apartment offers a very beautiful living environment. Nestled on the 1st floor of a small real estate complex, this property of approximately 80.30m² benefits from a peaceful view of the courtyard while being close to amenities, transport and shops.

It includes an entrance, a SOUTH-WEST facing living room with cupboard, a fitted kitchen, 2 bedrooms with cupboard, an office and a bathroom.

The location is ideal, this apartment is a few minutes walk from the old Market Place and its entertainment and 7 minutes from the railway station.

Perfect for lovers of tranquility while remaining close to city life. Rare affair.

The pluses, low charges, accessibility, tranquility. Excellent opportunity, don't wait to come and discover it. Contact me, without delay. Nombre de lots de la copropriété : 4, Montant moyen annuel de la quote-part de charges (budget prévisionnel)(Electricité parties communes) : 372€ soit 31€ 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!



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Agent

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ROUEN

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 835937

Property type Apartment

Floor number 1

Floors count 4

Exposure S-W

SURFACES

Living space 80 m²

Surface Carrez Law 80.3 m²

Living room surface 32 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 4

Condominium fees 31 €/mois

Share of expenses 372 €

COMPOSITION

Number of rooms 4

Number of bedrooms 2

Number of bathrooms 1

Toilets count 1

DPE/GES

DPE 195

GES 40

APPENDIX

Parking space 0

Videophone Non

SERVICES

Heater gaz

Kitchen aménagée

Interpcom Yes



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