



## Apartment

TONNEINS (47)

**57 000 €\***

\* Agency fees to be paid by the seller



48 m<sup>2</sup>



2 pièce(s)



1 chambre(s)

## PROPERTY DESCRIPTION

In the heart of Tonneins, 5 minutes from Clairac, ideal for accessing amenities on foot, this T2 apartment is a great investment with a net profitability rate of 8.3%. Located in a secure residence, on the 4th floor with elevator, a main entrance serves the different rooms. You will discover a living room of more than 20m<sup>2</sup> with a French window leading onto a balcony with a clear view. A kitchen, a bathroom with bathtub, WC and laundry area. A bright bedroom of more than 11 m<sup>2</sup> with two built-in cupboards. In the basement, you will have a cellar allowing you to have additional storage space. Heating is by city gas. This apartment is currently rented at €470/month including charges (water+heating). For a visit, contact me on 06 66 41 77 96. Number of lots in the co-ownership: 127, Average annual amount of the share of charges (projected budget)(water+heating): €1300 or €108 per month. Fees are the responsibility of the seller.

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 ..... 837605  
Property type ..... Apartment  
Year of construction ..... 1960  
Floor number ..... 4

### SURFACES

Living space ..... 48 m²  
Surface Carrez Law ..... 47.95 m²  
Living room surface ..... 20 m²

### CONDOMINIUM INFORMATION

Condominium property ..... Yes  
Condominium lots count ..... 127  
Condominium fees ..... 108 €/mois  
Share of expenses ..... 1 300 €

### COMPOSITION

Number of rooms ..... 2  
Number of bedrooms ..... 1  
Number of bathrooms ..... 1  
Toilets count ..... 1  
Balcony ..... 1

### DPE/GES

DPE ..... 252  
GES ..... 52

### APPENDIX

Cellar ..... 1  
Videophone ..... Non

### SERVICES

Heater ..... gaz



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