



Apartment

ORLEANS (45)

297 500 €*

* Agency fees to be paid by the seller



95 m²



4 pièce(s)



2 chambre(s)

PROPERTY DESCRIPTION

ORLEANS Madeleine district, for sale in a small condominium, beautiful renovated T3 apartment with a duplex part and terrace of 36 m2. The entrance, equipped with storage space and separate laundry room, leads to the staircase which leads to a bright living room with a view of the terrace. The independent kitchen is equipped and furnished and the sleeping area consists of two bedrooms each with a fitted wardrobe. Ideally located close to the tramway, amenities and local shops. A favorite visit and ideal for a first acquisition! Number of lots in the co-ownership: 4, Average annual amount of the share of charges (projected budget): €600 or €50 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!



Anne GONZALEZ

**SAINT-JEAN-LE-BLANC
(45650)**

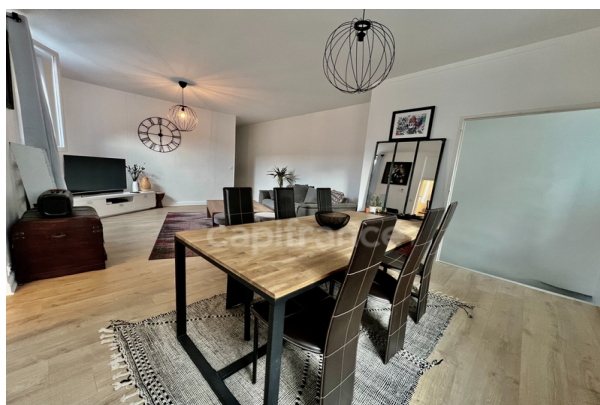
Agent

RSAC : 804 641 504 00019

Courts service city :
ORLEANS

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 837883

Property type Apartment

Year of construction 1945

Floor number 1

Floors count 1

SURFACES

Living space 95 m²

Surface Carrez Law 92.04 m²

Living room surface 38 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 4

Condominium fees 50 €/mois

Share of expenses 600 €

COMPOSITION

Number of rooms 4

Number of bedrooms 2

Number of bathrooms 1

Toilets count 1

Terrace 1

DPE/GES

DPE 239

GES 49

APPENDIX

Videophone Non

SERVICES

Heater gaz

Kitchen aménagée



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

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