



Apartment on the ground floor

MALLEMORT (13)

199 000 €



45 m²



3 pièce(s)



2 chambre(s)

PROPERTY DESCRIPTION

Provence rhymes with elegance. Perched on the heights of the Durance valley, the Village Pont-Royal ticks all the boxes: soft colours, fragrant nature and the Lubéron massif as a backdrop. This haven of peace of 180 hectares is home to buildings with typical charm: apartments, houses or villas, the choice is yours. Rare on the estate, I offer you here a beautiful bright apartment of 45 m² on the ground floor, located at an angle benefiting from a large opening onto the garden and the covered terrace. It is immediately habitable and free of any commercial commitments. with underground parking space. The living room is furnished with taste, and bathes in an artist's atmosphere. The rooms all have parquet flooring. Composed of three bedrooms, one of which serves as a laundry room, the master bedroom opens onto the garden thanks to a French window. To optimize this purchase, it is possible to rent this apartment during school holidays through proposals put in place on the estate. the area benefits from a regulated entrance, an internationally renowned golf course, restaurants, mini-market, water points, various and varied activities including the water park (paying.) the current cahrges include, the water electricity, maintenance of green spaces, private gardens, guardhouse, roads etc... I await your calls on 06 14 34 37 11 Fabienne BORDONE

Nombre de lots de la copropriété : 90, Montant moyen annuel de la quote-part de charges (budget prévisionnel)(copro+eau+électricité) : 3400€ soit 283€ par mois. Les honoraires d'agence sont à la charge de l'acquéreur, soit 5,29% TTC du prix hors honoraires.

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!



Fabienne BORDONE

MALLEMORT (13370)

Agent

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 838074

Property type Apartment on the ground floor

Year of construction 1998

Floors count 2

View Vue dégagée, sur Jardin

Furnished Yes

SURFACES

Living space 45 m²

Surface Carrez Law 44.95 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 90

Condominium fees 283 €/mois

Share of expenses 3 400 €

COMPOSITION

Number of rooms 3

Number of bedrooms 2

Number of bathrooms 1

Toilets count 1

Terrace 1

DPE/GES

DPE 174

GES 5

APPENDIX

Parking couvert

Parking space 1

Videophone Non

SERVICES

Air conditioning Yes

caretaker Yes

Heater climatisation réversible

Kitchen aménagée