



## Apartment

ANNEMASSE (74)

**110 000 €\***

\* Agency fees to be paid by the seller



27 m<sup>2</sup>



1 pièce(s)

## PROPERTY DESCRIPTION

Annemasse, opportunity to seize! T1 bis apartment to renovate in Annemasse Ideal investor or first purchase Close to Annemasse center, in a recently renovated building, discover a pearl to transform according to your tastes and style! This T1 bis apartment offers incredible potential to create your personalized cocoon in one of the most popular neighborhoods in the region. ? Work to be Planned: Give free rein to your imagination to bring this space back to life. The apartment requires a total renovation, including floors, paints, kitchen and window replacement. This white canvas gives you the freedom to create an interior that matches your dreams. ? Interior Layout: A welcoming entrance of 3.26 m2 with a practical cupboard of 0.83 m2. A kitchen of 7.47 m2. A bright living room of 12.23 m2, offering a versatile space for your moments of relaxation. A bathroom with WC of 3.69 m2, to modernize according to your preferences. Bonus: A cellar of 3.96 m2, perfect for storage or creating additional space according to your needs. Parking: Take advantage of shared parking, offering a practical solution for your travels. This property offers a unique opportunity to invest in real estate in Annemasse and create your own oasis of comfort. Whether you are a savvy investor or a renovation enthusiast, this property is a blank canvas ready to become the home of your dreams. For more information or to arrange a visit, contact me now. Number of lots in the co-ownership: 33, Average annual amount of the share of charges (provisional budget)(gas and cold water in charges + 56.40 of works fund per year): €1182 or €98 per month , with unpaid trustee procedure in progress. 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 ..... 838902

Property type ..... Apartment

Year of construction ..... 1975

Floor number ..... 2

Floors count ..... 5

Exposure ..... South

View ..... Vue sur Ville

### SURFACES

Living space ..... 27 m²

Surface Carrez Law ..... 27 m²

### CONDOMINIUM INFORMATION

Condominium property ..... Yes

Condominium lots count ..... 33

Condominium fees ..... 99 €/mois

Share of expenses ..... 1 182 €

### COMPOSITION

Number of rooms ..... 1

Number of bathrooms ..... 1

Toilets count ..... 1

### DPE/GES

DPE ..... 299

GES ..... 37

### APPENDIX

Cellar ..... 1

Videophone ..... Non

### SERVICES

Heater ..... gaz

Kitchen ..... vide



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