



## Studio

RISOUL (05)

**93 900 €\***

\* Agency fees to be paid by the seller



24 m<sup>2</sup>



1 pièce(s)



1 chambre(s)

## PROPERTY DESCRIPTION

For sale in RISOUL 1850, Résidence le CHRISTIANIA, approximately 250m from a ski lift (ski access), very close to the village center, furnished studio of 23m<sup>2</sup>. For your leisure or for a rental investment, this pretty T1 sleeping 5, attic on the 6th floor with elevator is sold furnished equipped with large appliances. It consists of a hallway, a living room with sofa bed, a sleeping area with 3 beds, a kitchen, a bathroom, numerous functional storage spaces and a secure ski locker. basement. The renovation (voted - paid) of the facades and exterior insulation is planned. This resort, where nothing is missing, benefits from excellent snow cover, a vast ski area with the reopened VARS-RISOUL connection offering numerous attractions all year round and superb hikes. The station is accessible from Marseille or Aix en Provence by regular shuttles or by train and bus from the MONT-DAUPHIN-GUILLESTRE SNCF station. I support you in the rapid and personalized study of your financing (if necessary) as well as in all your administrative procedures. Plus, to test the qualities of this apartment, the owner-seller offers rentals of 2 or 3 days (all year round), refundable in the event of purchase. Do not hesitate to contact me 7/7 days, now is the time. Number of lots in the co-ownership: 65, Average annual amount of the share of charges (projected budget): €1000 or €83 per month. Fees are the responsibility of the seller. Housing with excessive energy consumption: class G

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 ..... 840934

Property type ..... Studio

Year of construction ..... 1978

Floor number ..... 6

Floors count ..... 6

Exposure ..... South

Furnished ..... Yes

### SURFACES

Living space ..... 24 m²

Surface Carrez Law ..... 21.07 m²

Living room surface ..... 10 m²

### CONDOMINIUM INFORMATION

Condominium property ..... Yes

Condominium lots count ..... 65

Condominium fees ..... 83 €/mois

Share of expenses ..... 1 000 €

### COMPOSITION

Number of rooms ..... 1

Number of bedrooms ..... 1

### DPE/GES

DPE ..... 537

GES ..... 17

### APPENDIX

Parking ..... extérieur

Parking space ..... 1

Cellar ..... 1

Videophone ..... Non

### SERVICES

Elevator ..... Yes

caretaker ..... Yes

Heater ..... électricité

Kitchen ..... américaine

Intercom ..... Yes



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