



## Apartment

RISOUL (05)

**124 900 €\***

\* Agency fees to be paid by the seller



26 m<sup>2</sup>



2 pièce(s)



1 chambre(s)

## PROPERTY DESCRIPTION

RISOUL 1850, EXCLUSIVE, T2 apartment facing south, close to the snow front (without the disadvantages) for your leisure or for a rental investment, this pretty apartment, sold furnished with major appliances, convertible according to your desires, with a capacity maximum of 6 beds, on the ground floor, accessible on skis from the balcony. This property is made up of an entrance, a living room, a magnificent, very functional kitchen, an isolated bedroom equipped with a double bed, a bathroom and a separate toilet. The balcony equipped with a ski locker allows direct access to the slopes without taking off your shoes, the initial locker located in the basement can be used for additional storage. The renovation of the facades and the exterior insulation voted in AG, will be the responsibility of the sellers, the co-ownership is well maintained. This vast, very snowy ski area definitively links RISOUL to VARS. 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. Ultra-fast financing study. Do not hesitate to contact me 7/7 days, I am responsive.

Number of lots in the co-ownership: 85, Average annual amount of the share of charges (projected budget)(Heating including minimum temperature assured 13°): €1100 or €91 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 ..... 840936

Property type ..... Apartment

Year of construction ..... 1978

Floors count ..... 9

Exposure ..... South

View ..... Aucune vue

Furnished ..... Yes

### SURFACES

Living space ..... 26 m²

Surface Carrez Law ..... 27 m²

Living room surface ..... 10 m²

### CONDOMINIUM INFORMATION

Condominium property ..... Yes

Condominium lots count ..... 85

Condominium fees ..... 92 €/mois

Share of expenses ..... 1 100 €

### COMPOSITION

Number of rooms ..... 2

Number of bedrooms ..... 1

Number of bathrooms ..... 1

Toilets count ..... 1

Balcony ..... 1

### DPE/GES

DPE ..... 372

GES ..... 11

### APPENDIX

Parking ..... extérieur

Parking space ..... 1

Cellar ..... 1

Videophone ..... Non

### SERVICES

Elevator ..... Yes

Heater ..... électricité

Kitchen ..... aménagée