



Apartment

ORLEANS (45)

209 800 €*

* Agency fees to be paid by the seller



82 m²



5 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

A few minutes from the center of Orléans, Saint-Marc district, apartment type 5 of 82 m² surface area, facing south with a 15m² balcony on the 1st floor without elevator, in a 4-story building. This type F4 apartment from 1964 is composed of an equipped kitchen, pantry, bathroom, toilet, large living room with bay window opening onto a balcony which offers a bucolic view of the wooded and green park, as well as a corridor serving 3 bedrooms. No work required, the entire apartment has just been restored (paint, paper, parquet flooring, etc.). Heating is by collective gas powered by a boiler, the land is 1666€, small co-ownership of 27 co-owners with monthly co-ownership charges of 215€ monthly in 2021, and 300€ in 2023, including heating, cold water and hot, the common areas, maintenance of the park. The residence is completely fenced and equipped with an automated passage with an outdoor parking space, and a large cellar. This apartment is close to nursery, middle and high schools, as well as shops, which will make your life much easier. Well located, it benefits from tranquility while being in the ideal place for a family wishing to have the comfort of proximity and to be reached quickly on the road network. Very good opportunity for this apartment, very pleasant to live in, to visit quickly! Number of lots in the co-ownership: 33, Average annual amount of the share of charges (projected budget)(heating + water, common): €3120 or €260 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.

**** 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!



Olivier DEFERT

CHECY (45430)

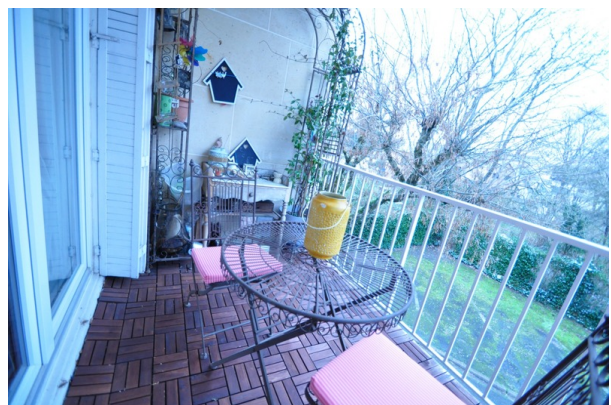
Agent

RSAC : 525 345 963 00017

Courts service city :
ORLEANS

(+33)6 32 58 03 43

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 841210

Property type Apartment

Year of construction 1964

Floor number 1

Floors count 3

Exposure South

View Vue dégagée, sur Jardin

Furnished Yes

SURFACES

Living space 82 m²

Surface Carrez Law 82 m²

Living room surface 22 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 33

Condominium fees 260 €/mois

Share of expenses 3 120 €

COMPOSITION

Number of rooms 5

Number of bedrooms 3

Number of bathrooms 1

Toilets count 1

Balcony 1

DPE/GES

DPE 249

GES 42

APPENDIX

Parking extérieur

Parking space 1

Cellar 1

Videophone Oui

SERVICES

Heater gaz

Kitchen aménagée

Interpcom Yes



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