



Apartment

MONTLUCON (03)

165 000 €*

* Agency fees to be paid by the seller



164 m²



6 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

MONTLUCON, ideally located in the city center, lit by beautiful openings onto a balcony, this six-room apartment offers a comfortable living space of 164m² including four bedrooms. In a secure residence, on the third floor with elevator, you will discover an exceptional habitat: the large entrance hall serves a large living room with balcony, a dining room of 18m², a fitted and equipped kitchen, four beautiful bedrooms, a bathroom, a shower room, two toilets and a laundry room. Cleverly, many storage spaces have been designed for a good organization of everyday life. In the basement, a closed garage with workshop / cellar is reserved for you. The immediate proximity of shops and services (schools, doctors, dentists, pharmacies, buses) gives this property a unique value. Do not hesitate to contact me for further information. Nombre de lots de la copropriété : 50, Montant moyen annuel de la quote-part de charges (budget prévisionnel)(Entretien parties communes, ascenseur, fonds de travaux.) : 2388€ soit 199€ par mois. Les honoraires sont à la charge du vendeur.

Le Diagnostic de Performance Energétique(DPE) a été réalisé selon une méthode valable mais non fiable et non-opposable.

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!



Brigitte SALLÉ

**NERIS-LES-BAINS
(03310)**

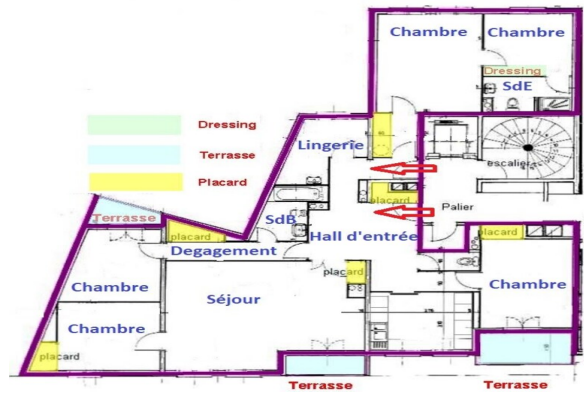
Agent

RSAC : 380 620 336 00020

Courts service city :
MONTLUCON

(+33)6 03 69 35 32

LE BIEN EN IMAGES





DETAILS

GENERAL

Reference	841389
Property type	Apartment
Year of construction	1985
Floor number	3
Floors count	6
Exposure	S-W
View	Vue dégagée, sur Ville

SURFACES

Living space	164 m²
Surface Carrez Law	164 m²
Living room surface	35 m²

CONDOMINIUM INFORMATION

Condominium property	Yes
Condominium lots count	50
Condominium fees	199 €/mois
Share of expenses	2 388 €

COMPOSITION

Number of rooms	6
Number of bedrooms	4
Number of bathrooms	1
Toilets count	2
Washrooms	1
Balcony	1

DPE/GES

DPE	205
GES	11

APPENDIX

Parking	extérieur
Parking space	10
Garage	1
Cellar	1
Videophone	Non

SERVICES

Elevator	Yes
Heater	électricité
Kitchen	aménagée
Interpcom	Yes



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SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle