



House in a residence

DEAUVILLE (14)

365 000 €*

* Agency fees to be paid by the seller



82 m²



4 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

DEAUVILLE, in a secure and private domain, discover this charming recent terraced house of approximately 82.52 m². The ground floor welcomes you with an entrance equipped with a cupboard, a technical room, toilets, and a bright living room with open fitted and equipped kitchen, offering a generous surface area of 33 m². The room opens onto a sunny terrace and a South-East facing garden, ideal for enjoying days outdoors. Upstairs, a landing leads to a second toilet, a modern bathroom, and three bedrooms, two of which have built-in cupboards. This 4-room house offers an ideal layout for comfortable living. The property includes a practical garage, also including a cellar or laundry area. A rarity on the market, this house offers an exceptional living environment in a secure and calm environment. The pluses, low co-ownership charges. This rare opportunity is ideally located, just 2.5 km from the Deauville SNCF train station, Trouville, and 2.5 km from the beach, accessible by bike. Don't miss the opportunity to own this exceptional property. For more information or to schedule a visit, contact us now. Rare deals like this don't stay on the market for long! Number of lots in the co-ownership: 53, Average annual amount of the share of charges (projected budget)(General charges, garden, traffic ramp): €1462 or €121 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!



Guy GODARD

**GRAINVILLE-SUR-RY
(76116)**

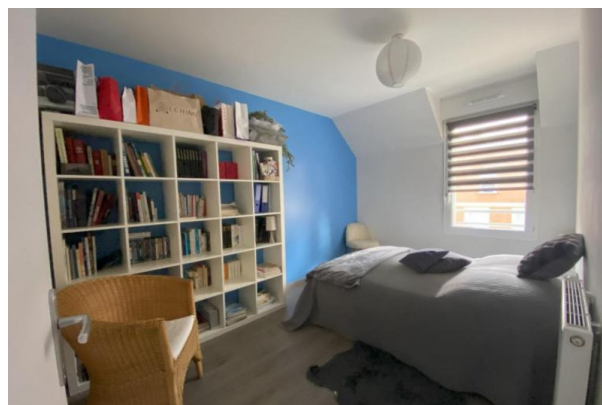
Agent

RSAC : 521 339 150 00026

Courts service city :
ROUEN

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 845605
Property type House in a residence
Year of construction 2017

SURFACES

Living space 82 m²
Surface Carrez Law 82.42 m²
Living room surface 33 m²
Land surface 15255 m²

CONDOMINIUM INFORMATION

Condominium property Yes
Condominium lots count 53
Condominium fees 122 €/mois
Share of expenses 1 462 €

COMPOSITION

Number of rooms 4
Number of bedrooms 3
Number of bathrooms 1
Toilets count 2
Terrace 1

DPE/GES

DPE 78
GES 12

APPENDIX

Parking garage
Garage 1
Videophone Non

SERVICES

Heater gaz
Kitchen américaine



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639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
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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