



## Duplex

SARREGUEMINES (57)

**219 000 €\***

\* Agency fees to be paid by the seller



104 m<sup>2</sup>



5 pièce(s)



3 chambre(s)

## PROPERTY DESCRIPTION

Near SARREGUEMINES, Wœlfing-les-Sarreguemines discover with your local agent Didier Gein this new, bright and spacious duplex apartment T5 of approximately 104 m<sup>2</sup> from 2023, sold ready to decorate. It is defined by three words: modern, economical design. This apartment will seduce you with its many assets such as: its large living room with direct access to the terrace, its garage, cupboard spaces, 3 bedrooms, duplex on the 1st floor, large terrace of around 49 m<sup>2</sup>, etc. Green setting, to discover immediately. Do not hesitate to contact us for any additional information while waiting for your visit. Your sales agent Didier GEIN TEL: 06 58 01 28 95. To discover immediately. Nombre de lots de la copropriété : 5, Montant moyen annuel de la quote-part de charges (budget prévisionnel) : 200€ soit 16€ par mois. Les honoraires sont à la charge du vendeur.

Le Diagnostic de Performance Énergétique(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!



**Didier GEIN**

**LEMBERG (57620)**

Agent

RSAC : 428 980 817 00012

Courts service city :  
SARREGUEMINES

**(+33)6 58 01 28 95**

## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 843886  
Property type ..... Duplex  
Year of construction ..... 2023  
Floor number ..... 2  
Floors count ..... 3  
View ..... Vue dégagée, sur Jardin, sur Village

### SURFACES

Living space ..... 104 m²  
Surface Carrez Law ..... 104 m²

### CONDOMINIUM INFORMATION

Condominium property ..... Yes  
Condominium lots count ..... 5  
Condominium fees ..... 17 €/mois  
Share of expenses ..... 200 €

### COMPOSITION

Number of rooms ..... 5  
Number of bedrooms ..... 3  
Number of bathrooms ..... 1  
Toilets count ..... 2

### DPE/GES

DPE ..... 84  
GES ..... 2

### APPENDIX

Parking ..... extérieur  
Parking space ..... 1  
Garage ..... 1  
Videophone ..... Non

### SERVICES

Heater ..... granules  
Kitchen ..... vide



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