



Apartment

CADOLIVE (13)

512 000 €



104 m²



5 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

CADOLIVE, here are 2 immediately habitable T3 + T2 apartments, with recent appointments, with independent garden and entrance. The 70m² T3: facing south, has a very pleasant living room with a fully equipped open kitchen, a large French window leading to the comfortable terrace and the swimming pool garden, with 2 outbuildings for storage. A corridor leads to a large bedroom with dressing room and a smaller one, both separated by a bathroom and a toilet. The 35m² T2: facing east, is divided into a living room with fully equipped open kitchen opening onto its fenced garden, a bathroom with toilet, and a separate bedroom. A parking space is provided for 2 or 4 vehicles depending on the organization. Please note: the completely renovated unit generates two significant rental income, worth around €1000 + €750, the roof was redone with complete insulation 2 years ago (therefore ten-year guarantee), authorization granted and signed for the construction of a swimming pool, no co-ownership charges except annual protection, double glazing, economical radiant electric heating + reversible air conditioning in the living room of the T3. This proposal will appeal to an investor, or an owner wishing to occupy one apartment and rent the other or accommodate another member of his family there: different possibilities for this charming, rare set for sale. Nombre de lots de la copropriété : 7, Montant moyen annuel de la quote-part de charges (budget prévisionnel) : 250€ soit 20€ par mois. Les honoraires d'agence sont à la charge de l'acquéreur, soit 4,92% TTC du prix hors honoraires. 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!



Virginie CARETTE

**AIX-EN-PROVENCE
(13090)**

Agent

RSAC : 538 939 281 00019

Courts service city : AIX EN
PROVENCE

(+33)7 57 50 01 22

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 845754

Property type Apartment

Year of construction 1956

Floor number 1

Floors count 2

Exposure South

View Vue dégagée, sur Jardin

SURFACES

Living space 104 m²

Surface Carrez Law 104.46 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 7

Condominium fees 21 €/mois

Share of expenses 250 €

COMPOSITION

Number of rooms 5

Number of bedrooms 3

Toilets count 2

Washrooms 2

Terrace 1

DPE/GES

DPE 142

GES 4

APPENDIX

Parking couvert

Parking space 4

Videophone Non

SERVICES

Air conditioning Yes

Heater électricité économique

Heater climatisation réversible

Kitchen équipée