



Apartment

ANNEMASSE (74)

250 000 €*

* Agency fees to be paid by the seller



65 m²



3 pièce(s)



2 chambre(s)

PROPERTY DESCRIPTION

A 15-minute walk from the train station, and 2 minutes from the bus, come and discover this charming apartment, ideally located and well exposed to enjoy natural light throughout the day. This property consists of a spacious living room, a closed equipped kitchen and a sleeping area including two bedrooms, a modern bathroom and a separate toilet. The apartment benefits from a double exposure offering optimal light. You will benefit from an 11m² south-facing balcony, ideal for outdoor dining and moments of relaxation, as well as another 3m² east-facing balcony, perfect for enjoying the morning sun. Ideally located near the Géant Casino Annemasse, this apartment offers easy access to shops, services and public transport. You will find everything you need just a few steps from home. New paints in kitchen and living room. In addition to the apartment, you will have a cellar in the basement and an outdoor parking space for easy and secure parking.

Number of lots in the co-ownership: 180, Average annual amount of the share of charges (projected budget): €1400 or €116 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!



Anne COLLOMB

REIGNIER-ESERY (74930)

Agent

RSAC : 831 891 429 00019

Courts service city :
ANNECY

(+33)6 42 79 87 17

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 846202

Property type Apartment

Year of construction 2006

Floor number 2

Floors count 5

Exposure S-E

SURFACES

Living space 65 m²

Surface Carrez Law 65.13 m²

Living room surface 22 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 180

Condominium fees 117 €/mois

Share of expenses 1 400 €

COMPOSITION

Number of rooms 3

Number of bedrooms 2

Number of bathrooms 1

Toilets count 1

Balcony 1

DPE/GES

DPE 138

GES 26

APPENDIX

Parking couvert

Parking space 1

Cellar 1

Videophone Non

SERVICES

Elevator Yes

Heater gaz

Kitchen équipée

Interpcom Yes