



Apartment in a residence

ANGERS (49)

504 000 €



138 m²



6 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

Beautiful apartment with large volumes, very bright located in the Place du Lycée area in Angers city center. 121 m² (Carrez law) in a small, quiet residence approximately 400m from quality local shops, school, middle school and high school approximately 500m away. Heart of the city of Angers approximately 800m, Apartment located on the second floor of a 3-storey building, elevator, basement with closed box of approximately 40 m², balcony (15m² in corner), in building built in 2001 with green space access to the secure residence, videophone and code for residence access and entrance hall to the building. very beautiful T6: with large entrance, WC, equipped and fitted kitchen, a living room of 41m² with bay windows opening onto a south-west facing balcony, very bright. corridor leading to bathroom with a large shower, an office/bedroom, a second bedroom, and a large bedroom with direct access to the dressing room. 5 minutes walk from local shops, 7 minutes from school centers, 20 minutes from Angers Saint Laud TGV station, heart of town, town hall, weekly local market at Place Leclerc on Saturday mornings 10 minutes away.

Nombre de lots de la copropriété : 2, Montant moyen annuel de la quote-part de charges (budget prévisionnel)(électricité ,charges locatives) : 1860€ soit 155€ par mois. Les honoraires d'agence sont à la charge de l'acquéreur, soit 5,00% 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!



Serge PASQUELIN

BAUGE (49150)

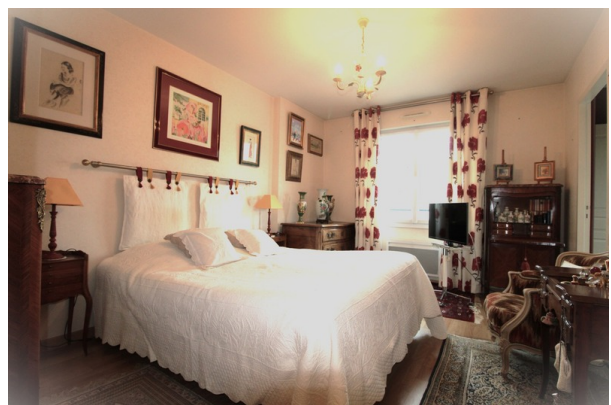
Agent

RSAC : 404 446 189 00049

Courts service city :
ANGERS

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 847626

Property type Apartment in a residence

Year of construction 2001

Floor number 2

Floors count 3

Exposure S-W

View Vue sur Ville

SURFACES

Living space 138 m²

Surface Carrez Law 121.7 m²

Living room surface 41 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 2

Condominium fees 155 €/mois

Share of expenses 1 860 €

COMPOSITION

Number of rooms 6

Number of bedrooms 3

Toilets count 1

Washrooms 1

Balcony 1

DPE/GES

DPE 120

GES 3

APPENDIX

Parking garage

Garage 1

Videophone Oui

SERVICES

Elevator Yes

Heater électricité

Kitchen aménagée

Interpcom Yes