



House

GAP (05)

368 000 €*

* Agency fees to be paid by the seller



160 m²



7 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

Ideally located south of Gap and close to all amenities, I suggest you visit this beautiful house of approximately 160 m² of living space built on a plot of 655 m² entirely enclosed and planted with trees. It consists of a type 2 apartment of approximately 59.89 m² on the ground floor currently rented for €480/month. The lease ends on 09/01/2025. A spacious entrance to the common areas will allow you to access the 1st floor where you will discover a type 4 apartment of approximately 93.46 m². It consists of an entrance, a beautiful living room of 24 m², a separate fitted kitchen, all these rooms have access to the south-facing balcony. The sleeping area offers 3 beautiful bedrooms, a bathroom and a separate toilet. A 27 m² garage completes this beautiful ensemble. Property tax: €3,400 The advantages of this house: ideal location, rental income. Heating: Electric storage radiators. Better than words... a visit is essential!!! Les honoraires sont à la charge du vendeur.

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!



David ALLAIRE

GAP (05000)

Agent

RSAC : 839 943 453 00010

Courts service city : GAP

(+33)6 82 78 32 14

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 848053

Property type House

Year of construction 1975

Exposure South

View Vue dégagée, sur Jardin, sur Montagne, sur Ville

SURFACES

Living space 160 m²

Living room surface 14 m²

Land surface 655 m²

COMPOSITION

Number of rooms 7

Number of bedrooms 4

Toilets count 2

Washrooms 2

Balcony 1

DPE/GES

DPE 279

GES 9

APPENDIX

Parking extérieur

Parking space 2

Garage 1

Videophone Non

SERVICES

Heater électricité

Kitchen aménagée



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639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
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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