



## Apartment

AURIBEAU SUR SIAGNE (06)

**338 000 €\***

\* Agency fees to be paid by the seller



61 m<sup>2</sup>



3 pièce(s)



2 chambre(s)

## PROPERTY DESCRIPTION

AURIBEAU-SUR-SIAGNE, bordering PEGOMAS, in a secure residence from 2020. 3-room apartment of 61 m<sup>2</sup>, with large terrace of 17.30m<sup>2</sup>, outdoor parking space and cellar. On the second floor with elevator, this apartment consists of a beautiful main room facing South and West with kitchen with an area of 26 m<sup>2</sup>, which opens onto a beautiful quiet and not overlooked terrace of 17.3 m<sup>2</sup>, two bedrooms with closet of 12 and 9 m<sup>2</sup>, bathroom with walk-in shower and laundry area, and separate toilet. Videophone, electric roller shutters, reversible air conditioning or collective gas heating with distributor, fitted and equipped kitchen, several fitted cupboards. Apartment in perfect condition, no work required. Apartment close to schools, shops and public transport. You will be seduced by the breathtaking view of the old village of Auribeau and its hills. Property tax: 1180 euros per year. Copro charges: 160 euros per month. Possible large garage as an option: 25,000 euros Number of lots in the co-ownership: 59, Average annual amount of the share of charges (projected budget)(200 with heating): €1920 or €160 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](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!



**Anthony TIBIER**

**PEGOMAS (06580)**

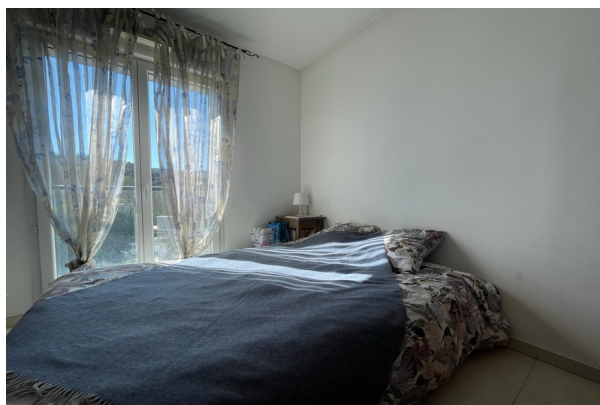
Agent

RSAC : 440 891 729 00020

Courts service city :  
GRASSE

**(+33)6 76 72 19 61**

## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 848865

Property type ..... Apartment

Year of construction ..... 2020

Floor number ..... 2

Floors count ..... 3

Exposure ..... S-W

View ..... Vue dégagée

### SURFACES

Living space ..... 61 m²

Surface Carrez Law ..... 61 m²

Living room surface ..... 26 m²

### CONDOMINIUM INFORMATION

Condominium property ..... Yes

Condominium lots count ..... 59

Condominium fees ..... 160 €/mois

Share of expenses ..... 1 920 €

### COMPOSITION

Number of rooms ..... 3

Number of bedrooms ..... 2

Toilets count ..... 1

Washrooms ..... 1

Terrace ..... 1

### DPE/GES

DPE ..... 118

GES ..... 18

### APPENDIX

Parking ..... extérieur

Parking space ..... 1

Cellar ..... 1

Videophone ..... Non

### SERVICES

Air conditioning ..... Yes

Elevator ..... Yes

Heater ..... pompe à chaleur

Kitchen ..... équipée