



Apartment

JUVIGNAC (34)

84 900 €



37 m²



2 pièce(s)



1 chambre(s)

PROPERTY DESCRIPTION

JUVIGNAC - GOLF DISTRICT: come and discover this type 2 apartment of 37.40 m2 Carrez law, on the top floor with elevator, and its 4.5m² west-facing balcony, with a view of the Montpellier Fontcaude golf course. Parking with the apartment. At the heart of a recent tourist residence with swimming pool, you can occupy it as a main residence, a partial secondary residence, a seasonal rental operation, or LMNP. LIVING ROOM-KITCHEN-ENTRANCE ----- The entrance has a 60 cm wide cupboard with hanging space, and a small, shallow counter cupboard. The kitchen area is equipped with a ceramic hob and a hood. A top-style fridge and a dishwasher can be integrated under the worktop. The living room has direct access to the balcony, where you can enjoy the sunshine and the view of the golf course. BEDROOM ----- The room has a surface area of approximately 11.5 m², and has a fitted cupboard, integrated into the room. BATHROOM-WC ----- Electric towel dryer. The WC is separated from the bathroom. RESIDENCE-APARTMENT ----- - Résidence Côté Green from 2011; - Annual apartment charges 2023: €3729.15 including €3083.75 recoverable in rental mode (charges = cold water, hot water, heating, electricity, etc.); - Sold empty without tenant; - Rented in 2023 / month: 536.36 excluding VAT + 53.64€ VAT + 100€ provisions - 2022 property tax of 547€ (including 90€ of household waste recoverable in rental mode); - DPE in 2024; - Optical fiber ; - Caretaker in the residence; - Montpellier 5 kms - Palavas-les-Flots 20 kms I await your calls... Nombre de lots de la copropriété : 209, Montant moyen annuel de la quote-part de charges (budget prévisionnel) : 3729€ soit 310€ par mois. Les honoraires d'agence sont à la charge de l'acquéreur, soit 10,98% 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!



Olivier RICARD

JUVIGNAC (34990)

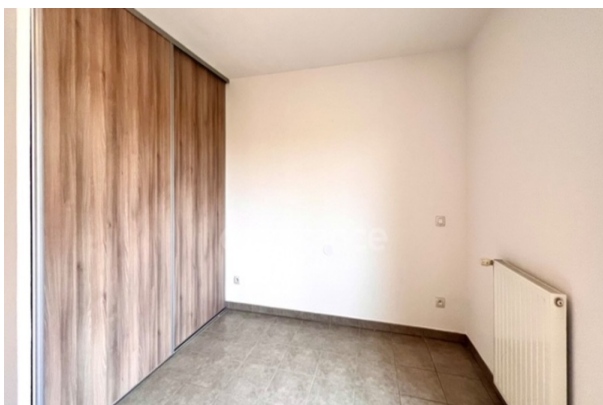
Agent

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Courts service city :
MONTPELLIER

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 849647

Property type Apartment

Floor number 3

Floors count 3

SURFACES

Living space 37 m²

Surface Carrez Law 37.4 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 209

Condominium fees 311 €/mois

Share of expenses 3 729 €

COMPOSITION

Number of rooms 2

Number of bedrooms 1

Number of bathrooms 1

Toilets count 1

DPE/GES

DPE 106

GES 19

APPENDIX

Videophone Non

SERVICES

Kitchen aménagée



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

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