



Duplex

LOVAGNY (74)

**400 000 €\***

\* Agency fees to be paid by the seller



75 m<sup>2</sup>



4 pièce(s)



3 chambre(s)

## PROPERTY DESCRIPTION

This apartment of approximately 75 m<sup>2</sup> offers you the calm of the countryside and proximity to the various services you need. In this small condominium, you will be charmed by the unobstructed view from the balcony but also by the common green spaces which allow you to forget that you are only a few kilometers from Annecy and its activity. You enter directly into a living room, bathed in light and open to a very functional kitchen. A pantry, also pragmatically arranged, and a separate WC are also located on this level. Upstairs, 3 pretty bedrooms (one of which is currently used as a dressing room) allow you to receive your friends or prepare for the arrival of your first child. The bathroom is spacious and still well appointed. Attics useful for storage are accessible from one of the bedrooms. And to complete this little corner of paradise, you benefit from a garage with a very useful mezzanine for storing your ski equipment and other objects of all kinds. I'm waiting for you to discover this little gem and come and listen...to the silence!

Number of lots in the co-ownership: 22, Average annual amount of the share of charges (projected budget): €930 or €77 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!



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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 849455

Property type ..... Duplex

Year of construction ..... 2005

Floor number ..... 1

Floors count ..... 2

Exposure ..... South

View ..... Vue dégagée, sur Forêt, sur Jardin, sur Montagne

### SURFACES

Living space ..... 75 m²

Surface Carrez Law ..... 74.95 m²

Living room surface ..... 30 m²

### CONDOMINIUM INFORMATION

Condominium property ..... Yes

Condominium lots count ..... 22

Condominium fees ..... 78 €/mois

Share of expenses ..... 930 €

### COMPOSITION

Number of rooms ..... 4

Number of bedrooms ..... 3

Number of bathrooms ..... 1

Toilets count ..... 2

Balcony ..... 1

### DPE/GES

DPE ..... 181

GES ..... 5

### APPENDIX

Parking ..... extérieur

Parking space ..... 1

Garage ..... 1

Videophone ..... Non

### SERVICES

Heater ..... électricité

Kitchen ..... équipée



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