



Pascal DEMANGE CAPIFRANCE

Apartment

LA BRESSE (88)

205 000 €*

* Agency fees to be paid by the seller



60 m²



3 pièce(s)



2 chambre(s)

PROPERTY DESCRIPTION

LA BRESSE - Very well located, just a stone's throw from the city center and amenities, in a very quiet street. Come quickly and discover this beautiful 60 m² T3 apartment combining chalet spirit and refined modernity. The exposed stones and brushed wood give this space a warm and welcoming atmosphere, perfect for relaxing after a day in the mountains. Completed in 2024, it includes a large living room with a fully equipped kitchen, 2 bedrooms, a bathroom with Italian shower, and a separate toilet. In addition to its inner charm, this apartment is equipped with a garage, a cellar, and a parking space, offering practical and secure storage and parking space. You will also enjoy a private garden of about 25 m² for sunny days. Co-ownership of 3 apartments with volunteer syndic. Low charges. This rare gem will be an ideal investment, whether as a pied-à-terre for mountain enthusiasts or as a tourist rental for vacationers seeking authenticity with excellent rental income. Nombre de lots de la copropriété : 3, Montant moyen annuel de la quote-part de charges (budget prévisionnel)(assurance, électricité des communs) : 1€ soit 0€ par mois. 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.

Réseau Immobilier CAPIFRANCE - Votre agent commercial (RSAC N°354 045 353 - Greffe de EPINAL) Pascal DEMANGE Entrepreneur Individuel 06 70 46 91 90 - Plus d'informations sur le site de CAPIFRANCE (réf.850720)



Pascal DEMANGE

CORNIMONT (88310)

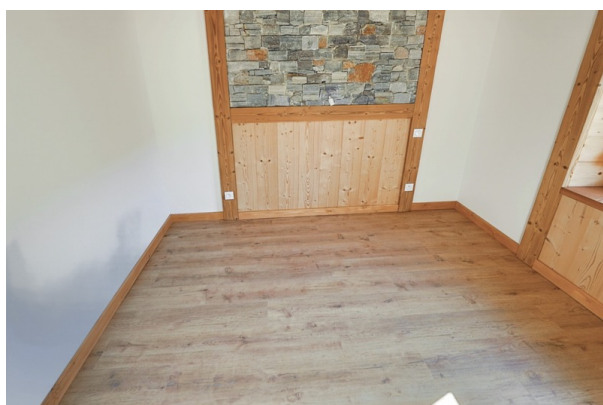
Agent

RSAC : 354 045 353 00027

Courts service city :
EPINAL

(+33)6 70 46 91 90

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 850720

Property type Apartment

Year of construction 1960

Floor number 1

Floors count 2

Exposure TRAVERSANT

Vue dégagée, sur Forêt, sur Jardin, sur Montagne,
sur Village

SURFACES

Living space 60 m²

Surface Carrez Law 60 m²

Living room surface 32 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 3

Condominium fees 0 €/mois

Share of expenses 1 €

COMPOSITION

Number of rooms 3

Number of bedrooms 2

Toilets count 1

Washrooms 1

DPE/GES

DPE 204

GES 6

APPENDIX

Parking extérieur

Parking space 1

Garage 1

Cellar 1

Videophone Non

SERVICES

Heater électricité

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

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle