



## Apartment in a residence

BERRE L'ETANG (13)

**225 000 €\***

\* Agency fees to be paid by the seller



65 m<sup>2</sup>



3 pièce(s)



2 chambre(s)

## PROPERTY DESCRIPTION

In a very well maintained secure residence, facing the pond, come and discover our favorite for this apartment on the 3rd floor out of 4. From the entrance, brightness is the key word of the place: Crossing, facing south, a large bay window allows a splendid view of the wooded park which runs along the banks. The 24 m<sup>2</sup> living space gives access to a 5m<sup>2</sup> balcony which allows you to have lunch to the sound of birdsong; We then discover the fully equipped 10m<sup>2</sup> kitchen, extended by its nearly 7m<sup>2</sup> loggia, which offers the same view of the pond. On the night side, two bedrooms of more than 11m<sup>2</sup> and 13m<sup>2</sup> have been tastefully decorated and are equipped with built-in cupboards. A bathroom and a separate toilet complete this property; the comfort of this apartment is ensured by central heating included in the building charges and reversible air conditioning compensates for the high heat of summer. To visit without delay! Contact Sylvie Grunder, CAPIFRANCE EI real estate sales agent on 06 66 44 77 37, or by email: [sylvie.grunder@capifrance.fr](mailto:sylvie.grunder@capifrance.fr) Number of lots in the co-ownership: 170, Average annual amount of the share of charges (projected budget): €2724 or €227 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 ..... 851375

Property type ..... Apartment in a residence

Floor number ..... 3

Floors count ..... 4

### SURFACES

Living space ..... 65 m²

Surface Carrez Law ..... 64 m²

Living room surface ..... 23 m²

### CONDOMINIUM INFORMATION

Condominium property ..... Yes

Condominium lots count ..... 170

Condominium fees ..... 227 €/mois

Share of expenses ..... 2 724 €

### COMPOSITION

Number of rooms ..... 3

Number of bedrooms ..... 2

Number of bathrooms ..... 1

Toilets count ..... 1

### DPE/GES

DPE ..... 117

GES ..... 23

### APPENDIX

Cellar ..... 1

Videophone ..... Non

### SERVICES

Air conditioning ..... Yes

Heater ..... climatisation réversible

Heater ..... gaz

Kitchen ..... aménagée

Intercom ..... Yes



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SAS au capital de 100.000 euros

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