



Apartment in a residence

MARMANDE (47)

95 000 €*

* Agency fees to be paid by the seller



63 m²



3 pièce(s)



2 chambre(s)

PROPERTY DESCRIPTION

EXCLUSIVELY 10 minutes walk from food services, 5 minutes from bus stops and close to higher education, come and discover this apartment which will charm you. Located on the 1st floor in a secure luxury residence built in 2001, this apartment will offer you comfort and tranquility. This property includes an entrance, two bedrooms, a kitchen open to a bright living room giving access to a balcony, a hallway with cupboards, a bathroom and a separate toilet. Two parking spaces are also included. Ideally positioned for investors, this apartment is already rented until August 31, 2024 and will be available thereafter. Technical points: - double glazing - manual roller shutters - electric heating - ADSL - property tax: €1,290 Don't miss this promising investment opportunity or simply for a successful first purchase! Visit by appointment. Number of lots in the co-ownership: 10, Average annual amount of the share of charges (projected budget)(edf + water (137+50)): €1196 or €99 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.

**** 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!



Daniel LABARDIN

BEAUPUY (47200)

Agent

RSAC : 482 523 644 00045

Courts service city : AGEN

(+33)6 82 30 43 00

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 851784

Property type Apartment in a residence

Year of construction 2001

Floor number 1

Floors count 1

View Vue sur Jardin

SURFACES

Living space 63 m²

Surface Carrez Law 63 m²

Living room surface 21 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 10

Condominium fees 100 €/mois

Share of expenses 1 196 €

COMPOSITION

Number of rooms 3

Number of bedrooms 2

Number of bathrooms 1

Toilets count 1

Balcony 1

DPE/GES

DPE 181

GES 5

APPENDIX

Parking extérieur

Parking space 2

Videophone Non

SERVICES

Heater électricité

Kitchen aménagée

Interpcom Yes



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639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
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SAS au capital de 100.000 euros

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