



Apartment in a residence

ROCHEFORT DU GARD (30)

329 000 €*

* Agency fees to be paid by the seller



83 m²



4 pièce(s)



2 chambre(s)

PROPERTY DESCRIPTION

This real estate gem in the heart of ROCHEFORT-DU-GARD, presented by CAPIFRANCE - M. BOULOGNE LOIC. Nestled in the prestigious Parc de Rochefort residence, this luxury apartment offers you a breathtaking panoramic view. Located on the second and last floor of an exclusive condominium of 28 lots, including individual villas, semi-detached villas and a building of 7 apartments with swimming pool, this property is a rarity on the market. Enjoy breathtaking views of Avignon, the majestic Rhône, Mont Ventoux and the Dentelles de Montmirail. Inside, a bright 31m² living space with an open fitted kitchen welcomes you, opening onto a large 22m² terrace for unforgettable moments of relaxation. The apartment also offers optimal comfort with a hallway, wall-hung toilets, a bathroom equipped with a spa bath, 2 bedrooms, one with a large dressing room, and a 14m² veranda adjoining the living room. For your peace of mind, a closed box on the ground floor with automated garage door is available for your vehicle. High-end services include a videophone, an alarm, reversible air conditioning, a 5-point armored door, centralized vacuuming, a water softener, fiber optics, as well as pocket doors and windows. In addition, the apartment is suitable for people with reduced mobility. Enjoy a secure and peaceful environment just 10 minutes from Avignon TGV station. This exceptional opportunity is available now. Don't miss this rare opportunity and contact me today to schedule a visit and discover the full potential of this exceptional property. Number of lots in the co-ownership: 46, Average annual amount of the share of charges (projected budget)(Individual charges): €1,589 or €132 per month. Fees are the responsibility of the seller.

Le Diagnostic de Performance Énergétique(DPE) a été réalisé selon une méthode valable mais non fiable et non-opposable.

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!



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LE BIEN EN IMAGES





DETAILS

GENERAL

Reference 851827

Property type Apartment in a residence

Year of construction 2014

Floor number 2

Floors count 2

Exposure East

Vue dégagée, Panoramique, sur Forêt, sur Rivière,
sur Toits, sur Village, sur Ville

SURFACES

Living space 83 m²

Surface Carrez Law 82.46 m²

Living room surface 30 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 46

Condominium fees 132 €/mois

Share of expenses 1 589 €

COMPOSITION

Number of rooms 4

Number of bedrooms 2

Number of bathrooms 1

Toilets count 1

Balcony 1

Terrace 1

DPE/GES

DPE 115

GES 4

APPENDIX

Parking garage

Garage 1

Videophone Oui

SERVICES

Air conditioning Yes

Elevator Yes

Heater électricité

Heater climatisation réversible

Kitchen équipée

Swimming-pool Yes

Intercom Yes



CAPIFRANCE
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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