



## House in a residence

SAINT GAUDENS (31)

**32 000 €\***

\* Agency fees to be paid by the seller



56 m<sup>2</sup>



3 pièce(s)



2 chambre(s)

## PROPERTY DESCRIPTION

!!! CapiFrance exclusive!!! 13, Bd d'Encore in SAINT GAUDENS, close to town center and amenities, 3-room house in residence comprising, on the ground floor: Entrance, Kitchen-Living room, WC, Cupboard, Floor: Landing, 2 Bedrooms, Bathroom, Cupboard, Joinery Pvc, Electric Heating, Land 900€uros, Renovation work of around 15,000 €uros to be expected, free of any occupant, rental value 500€uros CC, Private garden of 25m2 and Overhead parking,!!! to visit without delay!!! Number of lots in the co-ownership: 80, Average annual amount of the share of charges (projected budget): €1000 or €83 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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Agent

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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 854872

Property type ..... House in a residence

### SURFACES

Living space ..... 56 m<sup>2</sup>

Surface Carrez Law ..... 56 m<sup>2</sup>

Living room surface ..... 20 m<sup>2</sup>

### CONDOMINIUM INFORMATION

Condominium property ..... Yes

Condominium lots count ..... 80

Condominium fees ..... 83 €/mois

Share of expenses ..... 1 000 €

### COMPOSITION

Number of rooms ..... 3

Number of bedrooms ..... 2

Number of bathrooms ..... 1

Toilets count ..... 2

### DPE/GES

DPE ..... 244

GES ..... 7

### APPENDIX

Parking ..... couvert

Parking space ..... 1

Videophone ..... Non

### SERVICES

Heater ..... électricité



CAPIFRANCE  
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez  
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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