



Apartment

MONTLUCON (03)

72 400 €



97 m²



4 pièce(s)



2 chambre(s)

PROPERTY DESCRIPTION

Ideally located close to shops and services, this bright apartment, lit by beautiful openings on balconies, offers a panoramic view of the city. A clever distribution of rooms makes it comfortable and attractive: the entrance is accompanied by a large dressing room, the living room is lined with a beautiful library, the dining room communicates with the fitted and equipped kitchen. The sleeping area is well differentiated, separated from the day area by a door and a hallway: it consists of two bedrooms with fitted wardrobes, a shower room and a toilet. The advantages of this property: clarity, balconies, top floor with elevator, cellar, well-inhabited residence. More information will be given to you by phone call. Nombre de lots de la copropriété : 41, Montant moyen annuel de la quote-part de charges (budget prévisionnel)(Chauffage et eau froide compris) : 2972€ soit 247€ par mois. Les honoraires d'agence sont à la charge de l'acquéreur, soit 11,38% TTC du prix hors honoraires.

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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MONTLUCON

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 856144

Property type Apartment

Year of construction 1962

Floor number 5

Floors count 5

Exposure N-S

View Vue dégagée, Panoramique

SURFACES

Living space 97 m²

Surface Carrez Law 97.39 m²

Living room surface 37 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 41

Condominium fees 248 €/mois

Share of expenses 2 972 €

COMPOSITION

Number of rooms 4

Number of bedrooms 2

Toilets count 1

Washrooms 1

Balcony 1

DPE/GES

DPE 308

GES 57

APPENDIX

Parking extérieur

Parking space 30

Cellar 1

Videophone Non

SERVICES

Elevator Yes

Heater gaz

Kitchen aménagée

Interpcom Yes