

## 210 000 €

Apartment for sale

5 rooms

Surface: 93 m<sup>2</sup>

Surface of the living space : 22 m<sup>2</sup> Year of construction : avant 1949

**Exposure**: Plein sud **View**: Campagne

Hot water : Individuelle électrique Indoor condition : a refresh Building condition : good

## Benefits:

double glazing, calm

3 bedroom

1 terrace

1 bathroom

1 WC

1 garage

1 cellar

Energy class (old measure): E

 $\textbf{Climate class}: \mathsf{B}$ 

Document non contractuel 01/06/2025 - Prix T.T.C



## Apartment Saint-Martin-de-Brômes ref. 871V162A - mandat

Saint Martin de Brômes, in the center of the village, 5-room apartment with a terrace, with a Carrez surface area of  $93.30~\text{m}^2$ , on the first and top floor of a small co-ownership of three lots.

The apartment is sold with a 20 m<sup>2</sup> garage, connected to water and electricity and a 14 m<sup>2</sup> cellar connected to electricity.

The living area is composed of:

A 19.85  $\,\mathrm{m^2}$  dining room with open kitchen and access to a 10  $\,\mathrm{m^2}$  terrace, a 22.45  $\,\mathrm{m^2}$  living room with a wood-burning fireplace, three bedrooms, a bathroom and a separate WC.

South exposure.

Roof in good condition.

Double glazing wood and PVC

200 liter cumulus

Electric inertia heaters

 $\label{local-constraints} \mbox{Co-ownership of three lots, minimal charges, no proceedings in progress.}$ 





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> Solange umber:

La Clé Du Bonheur immobilier - 37 Allée Louis Gardiol - 04500 Riez Tél: 04.92.75.91.56 - e.dailo@lacledubonheurimmobilier.com

In condominium 970 Code NAF 6831Z -

3 lots in the condominium 210 000 € fees included Document non contractuel - Bareme de prix disponible sur notre site internet