# Agence du Tignet Agence immobilière de l'arrière-pays grassois

## 🕲 04 93 66 48 10

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### 189 500 €

Buying apartment 2 rooms Surface : 31 m<sup>2</sup>

Surface of the living : 17 m<sup>2</sup> Exposition : Sud ouest View : Dégagée Hot w ater : Individuelle électrique Inner condition : good Building condition : good

#### Features :

Vue dégagée panoramique, Double Glazing, Moustiquaires, Calm, air conditioning, Electric shutters, Terrasse avec pergola, Private parking

1 bedroom 2 terraces 1 show er 1 WC 1 parking

Energy class (dpe) : D Emission of greenhouse gases (ges) : A

Document non contractuel 18/10/2024 - Prix T.T.C





### Apartment 497V146A Montauroux

Mandate: "TWO-ROOM APARTMENT WITH TERRACE" Ideally located near schools and shops, this charming 2-room apartment of 31.XXm<sup>2</sup> Carrez, is located in a small condominium of only three accommodations, it benefits from a terrace of XXX m<sup>2</sup> and a panoramic view. It consists of a living room with open fitted kitchen, a separate toilet, a bedroom with bathroom opening onto a covered terrace. Services and equipment : parking available in the condominium, reversible air conditioning, PVC double-glazed frames, South-West exposure. Low charges: around €80/month (management fees + insurance) Schools 5 minutes walk and shops 15 minutes drive Fees and charges : Annual current expenses 960 € Well condominium 3 lots in the condominium 189 500 € agency fees 4,75% à the responsibility of the buyer included



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