

175 000 €

Apartment for sale

3 rooms

Surface : 47 m<sup>2</sup>

Surface of the living space : 17 m<sup>2</sup>

Year of construction : 1945

Benefits :

fireplace, air conditioning, double glazing

2 bedroom

1 shower

1 WC

Energy class (old measure) : D

Climate class : A



### Apartment ref. 889V639A Fuveau

Fuveau 13710 we offer for sale with tenants in place this dual-aspect apartment, type 3 of approximately 48 m<sup>2</sup>, in the heart of the village in a quiet street near the town hall.

It is located on the 1st floor of a small 2-story condominium, with only one apartment per floor. It benefits from triple exposure. Composed of a living room opening onto a covered balcony of 8 m<sup>2</sup>, a kitchen with a serving hatch opening onto the living room of 18 m<sup>2</sup>, a bedroom of 12 m<sup>2</sup>, a 2nd bedroom or office of 8.70 m<sup>2</sup> and a bathroom with toilet.

Electric heating and hot water, reversible air conditioning, double-glazed PVC windows, fiber optics. Energy performance rating (EPC) C! Co-ownership of 3 lots with a volunteer management company, charges of €49/month including water.

Fees and charges :

Annual recurring charges 588 €

In condominium

3 lots in the condominium 175 000 € fees included

Document non contractuel

02/07/2025 - Prix T.T.C

