

**175 000 €**

**Apartment for sale**

**3 rooms**

**Surface : 47 m²**

**Surface of the living space : 17 m²**

**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 m², 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 m², a kitchen with a serving hatch opening onto the living room of 18 m², a bedroom of 12 m², a 2nd bedroom or office of 8.70 m² 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

