

172 000 €

Contact agency

Agence BBii

30 rue Mgr A.Daumas

06300 Nice

04 97 22 24 83 / bbii.immo@gmail.com

For sale apartment

3 rooms

Surface : 61 m²

Surface of the living : 17 m²

Year of construction : 1965

Exposition : Sud nord

View : Sans vis à vis

Hot water : Individuelle électrique

Inner condition : GOOD

Standing : residential

Building condition : GOOD

Features :

CALM, double glazing, Manual shutters

2 bedroom

1 bathroom

1 WC

1 cellar

Energy class (dpe) : E

Emission of greenhouse gases (ges) : E

Document non contractuel

26/12/2024 - Prix T.T.C



### Apartment 8812-02 Franconville

Quartier de l'Épine Guyon, come and discover this three-room apartment with a surface area of 56.53m² renovated, which consists of an entrance with cupboard, a living room with balcony, a separate fitted and equipped kitchen (possible opening onto the living room for a larger living space) and its loggia, two bedrooms, a dressing room, a bathroom, as well as a cellar. Collective parking. Résidence de l'Épine Guyon, sought after for its calm and green spaces, close to all amenities and the "Franconville-Le Plessis-Bouchard" station (Line H - RER C). RARE IN THE AREA, SEIZE IT WITHOUT DELAY!! Contact Ludivine at: 06.25.35.45.46 to make an appointment! Property in co-ownership of 379 Lots No procedures in progress Annual charges: € Date of diagnosis: Energy consumption: kWh/m²/year Greenhouse gas emissions: CO2/m²/year Estimated annual energy expenditure for standard use: between € and € per year. Average energy prices indexed to the year 2021 (including subscriptions). Selling price €172,000 Fees payable by the seller. Advertisement written under the editorial responsibility of Ludivine CAVALLO, acting under the status of Real Estate Commercial Agent under Siret number: 537 557 928 00018 - RSAC of PONTOISE. Fees and charges :

Annual current expenses 2 785 €

Well condominium

