

239 000 €

Contact agency

Esterel Immobilier

52 Rue des Calanques

83530 Agay

04 94 40 70 10 / info@esterelimmobilier.fr

For sale apartment

4 rooms

Surface : 70 m<sup>2</sup>

Year of construction : 1965

Exposition : Ouest

View : Dégagée

Hot water : Individuelle

Inner condition : GOOD

Standing : residential

Building condition : Cleaning is

Features :

double glazing, gated, CALM, residential, electric shutters, Visitor Parking

2 bedroom

1 terrace

1 shower

1 WC

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : D

Document non contractuel

04/04/2025 - Prix T.T.C



## Apartment 119 Saint-Raphaël

Bas Valescure - 4-ROOM APARTMENT - second floor - WEST FACING In the Bas de Valescure district, close to the city center and in a quiet area, Bright 70m<sup>2</sup> 4-room air-conditioned apartment comprising an entrance hall with cupboard, a recently fitted kitchen with loggia, a double living room with access to the terrace (possibility of a third bedroom), two bedrooms, a shower room and a separate WC. A cellar on the ground floor of the building completes the property. The building has a bicycle storage room. The renovation was completed in 2023. Access to the building is secured by a security system. There is no elevator. The residence is secured by an automatic gate and operates with free outdoor parking. The residence is located in the middle of a pine forest. Collective gas heating, electric roller shutters and double glazing have been installed.

Fees and charges :

Annual current expenses 2 736 €

Well condominium

159 lots in the condominium 239 000 € fees included

