

325 000 €

Contact agency  
**IMMO CAB CEVENNES**

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30100 Alès

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**For sale apartment**

**5 rooms**

**Surface : 155 m²**

**Surface of the living : 30 m²**

**Exposition : Ouest**

**View : Citadine**

**Hot water : Individuelle gaz**

**Inner condition : GOOD**

**Standing : bourgeois**

**Building condition : GOOD**

**Features :**

air conditioning, double glazing, gated,  
CALM, Large Terrace

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 cellar

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : E**

Document non contractuel

19/10/2024 - Prix T.T.C



### Apartment 710 Alès

In a secure bourgeois building, in the heart of the town of Alès, a charming apartment type 5 in art deco style located on the 2nd floor is waiting for you. This large accommodation of 155 m² offers a living room of 30 m² which enjoys a west exposure with a dominant view of the roofs, not overlooked. The kitchen is independent, fitted out with direct access to a magnificent 43 m² terrace. It also offers 3 comfortable bedrooms, 1 bathroom, 1 shower room and 2 toilets. For storage, a cellar is also present. The heating and hot water equipment is individual, running on town gas with 2 additional reversible air conditioning systems for greater comfort. Special mention for the good condition of this apartment having retained its authenticity as well as its geographical location allowing access to all amenities and entertainment. Absolutely worth discovering.

**Fees and charges :**

Annual current expenses 1 726 €

Well condominium

6 lots in the condominium 325 000 € fees included

