

367 500 €

Contact agency

Scandimmo

143 boulevard rené cassin

06200 Nice

07 49 19 64 06 / tw immo@franskbolig.fr

For sale duplex

7 rooms

Surface : 165 m<sup>2</sup>

Surface of the living : 62 m<sup>2</sup>

Exposition : Sud est

View : Citadine

Hot water : Individuelle électrique

Inner condition : GOOD

Building condition : GOOD

Features :

50 m de la mer, Beach walk, single glazing,  
Walking distance to shops, TERRACE

5 bedroom

1 terrace

3 showers

3 WC

1 garage

2 cellars

Energy class (dpe) : D

Emission of greenhouse gases (ges) : A

Document non contractuel

30/06/2024 - Prix T.T.C



## Duplex 694 Banyuls-sur-Mer

Unique! Magnificent duplex apartment with lots of charm 50 m from the beach in Banyuls-sur-mer This magnificent and charming duplex apartment offers a living space of 165.73 m<sup>2</sup>. It contains a total of 5 bedrooms, 2 shower rooms, living room, dining room, open plan kitchen, 1 terrace. 2 cellars and garage (sold separately for 33 000 €) with small sea view 50 m from the beach. The two-storey apartment is located in a house that has three levels. It is located in the heart of the village in a pedestrian street and only 50 m from the beach. There are all facilities within walking distance: shops, restaurants, pharmacies, doctors, etc. and the beach. Possibility to buy a garage within 10 minutes' walk. The apartment consists of 1 and 2 floors which have been combined into a large apartment of approx. 166 m<sup>2</sup>. You enter the apartment through a door at street level. From here there is a small staircase with a cupboard below that leads up to a pleasant terrace of approx. 20 m<sup>2</sup>. South / East exposed. There is a shed on the terrace. On this terrace is the front door to the home, on the first floor. This leads into the living room and kitchen. Some street noise, but because it's a pedestrian street you don't hear much car noise. To the right there is a small hallway where there is a laundry room with sink and large cupboards and at the back there is a shower room with toilet. The kitchen is equipped, has good kitchen benches. It is rectangular and at the bottom it is open to the dining room. The living room is spacious with beautiful beams in



renovation work. paint, floor (worn carpet). On the ground floor there are two restaurants and public life. The heating consists of electric radiators, the fireplace and reversible air conditioning.

Fees and charges :

Well condominium

3 lots in the condominium 367 500 € agency fees 4,76% à the responsibility of the

buyer included