

170 400 €

**Buying apartment**

**2 rooms**

**Surface : 46 m<sup>2</sup>**

**Surface of the living : 18 m<sup>2</sup>**

**Year of construction : 1975**

**Exposition : Sud**

**View : Sans vis à vis**

**Hot water : Collective**

**Inner condition : good**

**Standing : good**

**Building condition : Ravalement fait**

**Features :**

lift, double glazing, gated, calm, Centre-ville, residential, Rénové avec gout, electric shutters, luminous, collective parking

1 bedroom

2 terraces

1 bathroom

1 WC

**Energy class (dpe) : D**

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

Document non contractuel

08/09/2024 - Prix T.T.C



## Apartment 309 Gap

GAP: La Loge Immobilière is pleased to present to you this charming T2/T3 of 54 m<sup>2</sup> of living space, ideally located in the dynamic heart of Gap. This apartment, located on the first floor of a well-maintained and secure building with elevator, offers comfortable living. Facing south, it benefits from optimal light throughout the day and a view of the courtyard and vegetation. The apartment is composed of an entrance with storage, a bright living room and a separate and fully equipped kitchen, a hallway leading to the sleeping area with cupboard, a bright bedroom opening onto a balcony, a bathroom to be refreshed and a separate toilet. A bonus room accessible from the 7.50 m<sup>2</sup> balcony which can serve as a bedroom or office, offers additional flexibility to this T2/T3 apartment. Two balconies allow you to enjoy the outdoors. The advantages of this apartment include double glazing, electric roller shutters, collective parking. Everything is tastefully done again. Possibility of a garage in addition. Located in a residential area, close to all amenities, this property is to be visited quickly!!

Fees and charges :

Annual current expenses 2 388 €

