

**249 000 €**

**Contact agency**

**Agence Courrin**

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**For sale apartment**

**2 rooms**

**Surface : 38 m²**

**Surface of the living : 19 m²**

**Year of construction : 2018**

**Exposition : Sud**

**View : Jardin**

**Inner condition : GOOD**

**Building condition : GOOD**

**Features :**

Jardin de 31 m², double glazing, Terrasse  
10 m², CALM, Accès PMR

1 bedroom

1 terrace

1 bathroom

1 WC

1 parking

1 cellar

**Energy class (dpe) : C**

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

Document non contractuel

07/06/2025 - Prix T.T.C



### Apartment 1555 Le Rouret

Located in the sought-after Rouret area, in a quiet, recently built (2018) gated and secure condominium, this pleasant ground floor apartment offers approximately 38m² of living space. It comprises: an entrance hall, a living room with an open-plan fitted and furnished kitchen, a bedroom, and a bathroom with toilet. A 10m² covered terrace with, in its extension, a private garden of approximately 31m². Good general condition. A PMR parking space in the basement and a cellar complete this property. Ideal for first-time buyers or investors. Annual condominium fees: €2,064/year (including heating, hot and cold water). Energy rating: C. Close to amenities (schools, shops and main roads). Apartment offered for sale in CO-EXCLUSIMTY by your ORPI real estate agency.

**Fees and charges :**

Annual current expenses 2 754 €

Well condominium

151 lots in the condominium 249 000 € fees included

