

129 000 €

Contact agency  
Agence BIEN-VENDRE  
23 rue Léon Gambetta  
59500 DOUAI

06 61 02 96 91 / flakel@bien-vendre.fr

For sale apartment

2 rooms

Surface : 47 m²

Surface of the living : 23 m²

Year of construction : 2023

Exposition : Sud ouest

View : Dégagée

Hot water : Individuelle

Inner condition : NEW

Standing : residential

Building condition : NEW

Features :

lift, double glazing, gated, CALM, armored door, residential, electric shutters

1 bedroom

1 terrace

1 bathroom

1 WC

Energy class (dpe) : B

Emission of greenhouse gases (ges) : C

Document non contractuel

02/05/2025 - Prix T.T.C



### Apartment 053 Valenciennes

Very nice apartment of 48 m², in a secure residence, brand new condominium of 74 lots, the apartment was delivered a month ago, and has never been occupied. This quality service is composed as follows, an entrance which distributes on a living room with open equipped kitchen which opens onto a large balcony, a bedroom, a bathroom and a separate toilet. A collective bicycle garage completes the whole. Contact: BIEN-VENDRE Agency - Discover our SUCCESS Mandate - Fixed fees €4,990 - Fees are the responsibility of the seller. Primary energy consumption: 65 kWh/m²/year Final energy consumption: 59 kWh/m²/year GES: 12 kg CO²/m² Estimated annual energy expenditure for standard use: between €304 and €411 per year. Average energy prices indexed to 2021 (including subscriptions) Information on the risks to which this property is exposed is available on the Géorisques website: [georisques.gouv.fr](https://georisques.gouv.fr)

Fees and charges :

Annual current expenses 900 €

Well condominium

78 lots in the condominium 129 000 € fees included

