

98 500 €

**Contact agency**

**Nagep Immobilier Transactions**

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**For sale apartment**

**2 rooms**

**Surface : 52 m<sup>2</sup>**

**Surface of the living : 23 m<sup>2</sup>**

**Year of construction : 1966**

**Exposition : Ouest**

**View : Dégagée**

**Hot water : Individuelle**

**Inner condition : GOOD**

**Standing : bourgeois**

**Building condition : GOOD**

**Features :**

lift, double glazing, gated, CALM,  
residential, electric shutters, Visitor  
Parking

1 bedroom

1 terrace

1 shower

1 WC

1 cellar

**Energy class (dpe) : D**

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

Document non contractuel



**Apartment 1118 Vichy**

Vichy, F2 of 52.62 m<sup>2</sup> on the 1st floor, with balcony and unobstructed west view. Living room 23 m<sup>2</sup>, kitchen and bedroom 12 m<sup>2</sup>, all 3 rooms opening onto a balcony of 12 m<sup>2</sup>. Shower room with recent Italian shower, separate WC, entrance hall, hallway and cupboards. Good general condition, well maintained, glued parquet or tiled floors. Cellar 6 m<sup>2</sup> in the basement. This 1966 residence, comprising 96 lots, including 32 main lots, is in good condition and well-managed. Close to all amenities, and the bus is at the foot of the building. The risks to which this property is exposed are available on the georisques.fr website and will be explained during the visit. Michel GUILLET, EI, commercial real estate agent, registered no. 480460807 Cusset, at 06 98 10 95 71

Fees and charges :

Annual current expenses 1 300 €

Well condominium

96 lots in the condominium 98 500 € fees included

