

**Price on request**

**Contact agency**

**Charming Houses**

38 Bd Mirabeau

13210 Saint Rémy de Provence

+33(0)4 90 95 10 29 /

reservation@charminghouses.net

**For sale last floor**

**3 rooms**

**Surface : 84 m<sup>2</sup>**

**Surface of the living : 21 m<sup>2</sup>**

**Year of construction : 1948-1974**

**Exposition : Sud**

**View : Citadine**

**Hot water : Individuelle**

**Inner condition : a refresh**

**Features :**

double glazing, CALM, Air conditioning ...

2 bedroom

2 terraces

1 bathroom

1 WC

**Energy class (dpe) : C**

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



### Last floor 1324 Alès

Exclusive in Alès, a bright apartment facing SE/W, ideally located in the heart of Alès between the Train Station and the post office. This apartment is situated on the first and top floor of a small condominium, offering peace and plenty of natural light. Bathed in sunlight thanks to its triple exposure South - East and West, it features two loggias (2.30m and 4.40m). The apartment includes: a bright living room with access to a loggia, two bedrooms, an independent kitchen, a bathroom, and separate toilets. Modern comfort guaranteed: double glazing, reversible air conditioning, excellent energy rating of C. Some refreshing work is needed, giving you free rein to decorate and personalize as you wish. Great location, shops very close by. 84m<sup>2</sup> + 2 loggias, two spacious bedrooms of 19m<sup>2</sup> and 13.5m<sup>2</sup>, dining room 21m<sup>2</sup>, kitchen 14m<sup>2</sup>, bathroom, WC. Energy performance: C, cost between €960 and €1350/year. Price: €121,000 Contact: Isabelle ROBERT 0682400743

**Fees and charges :**

Well condominium

Document non contractuel

