

**233 000 €**

**Contact agency**

**Agence BBii**

30 rue Mgr A. Daumas

06300 Nice

04 97 22 24 83 / bbii.immo@gmail.com

**For sale apartment**

**3 rooms**

**Surface : 57 m²**

**Surface of the living : 19 m²**

**Year of construction : 2013**

**Exposition : Nord est**

**View : Parc**

**Hot water : Collective**

**Inner condition : excellent**

**Standing : residential**

**Building condition : GOOD**

**Features :**

lift, CALM, gated, double glazing, Volets  
roulant manuel

2 bedroom

1 bathroom

1 WC

**Energy class (dpe) : B**

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

Document non contractuel

01/07/2025 - Prix T.T.C



## Apartment 8816-02 Franconville

SPECIAL INVESTOR TENANT ALREADY IN PLACE TO SEIZE WITHOUT FURTHER DELAY! Located in a recent 2013 residence, meeting BBC standards and with secure access, this 58 m² three-room apartment offers a modern and pleasant living environment, close to all amenities. It consists of an entrance hall with built-in cupboard, a bright living room with fitted American kitchen, ideal for entertaining and daily living, a balcony with no overlooked views, offering a beautiful open view, two bedrooms with built-in cupboards for maximum storage, a modern and practical bathroom. Additionally, an underground parking space is available as an option. Contact Ludivine at: 06.25.35.45.46 to arrange a visit. Co-owned property of 231 Lots No procedures in progress Annual charges: €1,440 Date of completion of the diagnosis: Coming soon Energy consumption: Coming soon (kWh/m²/year) Greenhouse gas emissions: Coming soon (CO2/m²/year) Estimated annual energy costs for standard usage: between € and € per year. Average energy prices indexed to 2021 (including subscriptions). Selling price €233,000 Fees payable by the seller. Advertisement written under the editorial responsibility of Ludivine CAVALLO, acting under the status of Real Estate Commercial Agent under Siret No.: 537 557 928 00018 - RSAC of PONTOISE.

**Fees and charges :**

Annual current expenses 1 440 €

Well condominium

231 lots in the condominium 233 000 € fees included

