

## Price on request

**Contact agency**

**Agence Ferran**

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**For sale apartment**

**3 rooms**

**Surface : 107 m²**

**Surface of the living : 29 m²**

**Year of construction : 1800**

**Exposition : Sud**

**View : Citadine**

**Hot water : Individuelle électrique**

**Inner condition : to modernize**

**Building condition : GOOD**

**Features :**

double glazing

2 bedroom

1 terrace

1 shower

1 WC

**Energy class (dpe) : E**

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

Document non contractuel

31/08/2025 - Prix T.T.C



## Apartment 9175SG Salernes

A guaranteed favorite, this authentic three-room apartment is located on the 1st floor of a timelessly charming building in the heart of an elegant three-story construction dating back to 1800, which is well maintained. This property, with a living area of 107 m², offers a 29 m² living room, two bright bedrooms, a shower room, and a cozy 3 m² terrace, all facing due South with a lovely city view. Both comfortable and welcoming, it features an independent kitchen, double-glazed windows, and electric individual heating. Note that the interior condition requires modernization to personalize it to your taste and enhance its potential. A true haven of peace right in the center of Salernes, a must-see. Salernes, located in the Var region, is particularly attractive for investing in a three-room apartment. With its typically Provençal charm, Salernes offers a rich and pleasant living environment. Here, the real estate market has many advantages. In addition to attractive prices compared to other regions, the town boasts a wide variety of apartments, ensuring plenty of options for all tastes and budgets. The peaceful surroundings and proximity to all amenities (schools, shops, transport) are also highly appreciated. Lastly, the steady activity in the Salernes property market guarantees good liquidity for future resale potential. An apartment in Salernes is therefore a smart and secure investment. Information on the risks to which this property is exposed is available on the Cégriques website: <http://www.cegriques.com/fr>

