

350 000 €

Contact agency

Aequalis Immobilier

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For sale duplex

3 rooms

Surface : 77 m²

Year of construction : 2007

Exposition : Plein sud

View : Sans vis à vis

Hot water : Individuelle électrique

Inner condition : excellent

Standing : residential

Building condition : GOOD

Features :

lift, double glazing, CALM, electric blinds, electric shutters

2 bedroom

1 terrace

2 shower

1 WC

1 parking

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel



Duplex Six-Fours-les-Plages

Fantastic opportunity to seize! Magnificent 77 m² duplex (68 m² Carrez law) in the heart of downtown Six-Fours-les-Plages. Ideally located on the 3rd and top floor of a small condominium, this 2-bedroom apartment benefits from a south-facing exposure, offering incredible brightness. You will appreciate the excellent interior condition of this property, with a large fitted American kitchen. Hot water and heating are individual electric, supplemented by reversible air conditioning. This duplex has 2 bedrooms including a master suite upstairs, 2 shower rooms including one with WC and a generous 19 m² terrace not overlooked for your moments of relaxation. Regarding comfort, the elevator, double glazing, tranquility, electric blinds and roller shutters are undeniable assets. As a bonus, a covered and secure parking space is included as well as access to a bicycle storage room. An opportunity not to be missed! The city center of Six-Fours-les-Plages is a very pleasant neighborhood. A variety of shops, restaurants, markets and schools are within walking distance. It also provides easy access to the beautiful surrounding beaches.

Fees and charges :

Annual current expenses 1 800 €

Well condominium

24 lots in the condominium 250 000 € fees included

