

## Price on request

## Contact agency La Loge Immobiliere

6 boulevard Général Charles de Gaulle 05000 Gap

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For sale apartment

4 rooms Surface : 88 m²

Surface of the living: 28 m<sup>2</sup> Year of construction: 1985 Exposition: Plein sud View: Citadine

Hot water : Individuelle électrique

Inner condition : GOOD Standing : GOOD

**Building condition:** GOOD

## Features:

Lumineux & Spacieux, double glazing, Proximités commerces / transport, Pompe à chaleur Air/Air, Copropriété intimiste, CALM, Balcon exposé plein Sud, Low loads, Dernier étage / Duplex, unobstructed view

3 bedroom

1 terrace

1 bathroom

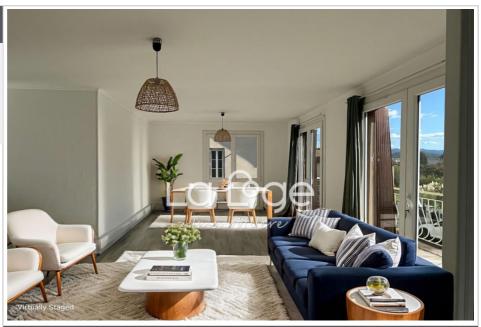
1 show er

2 WC

1 cellar

Document non contractuel Energy/slass (dpe): D.T.C





## **Apartment 414 Gap**

Gap - Saint-Roch:La Loge immobilière offers you this spacious four-room duplex in the heart of the vibrant Saint-Roch neighborhood, with numerous local shops and city public transport right at the doorstep. Located on the first and top floor of a building with only three units, you will enjoy a clear view from the balcony, a bright and large main living area with an open fitted kitchen, a first bedroom, a bathroom and separate toilet. Upstairs, there are two large attic bedrooms, a second shower room, and another separate toilet. The apartment is very comfortable thanks to the recently installed reversible air-to-air heat pump and the double-glazed windows. You will also have a spacious 15 m² cellar, the apartment is equipped with fiber optic internet, and benefits from low condominium fees thanks to the volunteer management committee and the individual heating system.

Fees and charges:

Annual current expenses 900 €

Well condominium

3 lots in the condominium



