FOR SALE / LES ANGLES

Ref. 01-4671

Apartment in Les Angles

32 m² | 2 rooms | 1 bedroom

126 000 €

UNDER OFFER









LET'S TALK

Your Bellissimmo team

04 68 32 22 04 · agencebellissimmo@hotmail.fr

1 rue Francis Marcero · 11100 Narbonne

Risk information: www.georisques.gouv.fr

Full details and photo gallery online →

For information only. Please confirm availability and details with the agency.

Overview

Agence Immobilière Bellissimmo Narbonne presents Les Angles for sale charming 2 main rooms with terrace and mountain view – Ideal pied-à-terre or rental investment Located on the 1st floor of a secured residence, this bright 2-room apartment of 35 m² enjoys a privileged location close to shops, ski slopes and free shuttles at the foot of the residence. It consists of: From an entrance airlock with storage cabinet. A bright living room opening onto a pleasant terrace. One bedroom with large built-in closet. A shower room with shower, toilet and closet. From a private cellar of about 5 m². From a ski locker. You will appreciate its beautiful brightness, its PVC double glazing windows as well as its superb unobstructed view of the mountains and the village. The apartment also offers a beautiful development potential with the possibility to create a kitchen according to your needs: open kitchen with bar in the living room or reorganization of spaces to optimize the accommodation. The residence has a private car park secured by a barrier. Condominium charges: 109 € per month, including water and collective heating. Perfectly maintained co-ownership: Roof redone. Renovated stairwell. Soils of common parts redone. Renovated piping system. Guardrail of the terrace replaced. No major works to be planned in the common areas except the kitchen to be created in the apartment. Searched location – Unobstructed view – Terrace – Private parking – Cellar – Ski storage – Secure residence. For more information or to arrange a visit, contact Beatrice at 06 58 28 81 31.

Floor areas & rooms

Type of property	Apartment
Living area	32 m²
Rooms	2
Bedrooms	1
Shower rooms	1
WC	1
Flooring of the property	1
Number of floors in the building	4

Comfort & features

Chamber	1
Parking	Yes
Kitchen	Without kitchen

Price & terms

126 000 €

The agency fees will be paid in full by the seller.

Monthly expenses	109 €
Property tax	849 €

For information only. Please confirm availability and details with the agency.

Energy & assessments

Energy consumption (DPE)



Class D 203 kWh/m²/year

Greenhouse gas emissions (GES)



Class C 12 kg CO2/m²/year

Diagnosis performed after 1 July 2021

For information only. Please confirm availability and details with the agency.