

# AGENCE DU COIN

Transaction - Expertise - Location - Tél : 04 94 82 94 16

[www.agenceducoin83.com](http://www.agenceducoin83.com)

€ 112 000

**Buying apartment**

**2 rooms**

**Surface : 40 m<sup>2</sup>**

**Surface of the living : 27 m<sup>2</sup>**

**Year of construction : 1970**

**View : Citadine**

**Hot water : Individuelle**

**Inner condition : good**

**Building condition : good**

**Amenities :**

double glazing, calm

1 bedroom

1 shower

1 WC

**Energy class (dpe) : D**

**Emission of greenhouse gases**

**(ges) : B**

**Fees and charges :**

Annual current expenses 306 €

Well condominium

7 lots in the condominium 112 000 €

agency fees 4,46% à the

responsibility of the buyer included

11/12/2024 - Prix T.T.C



## Apartment Taradeau

TARADEAU(83460) In the center of the village, free car parks nearby, 5 minutes from the TGV station and barely 10 from the motorway access, this charming type 2 pied-à-terre of 40 m<sup>2</sup> comprising 1 living room, 1 fitted and equipped kitchenette, 1 shower room wc , 1 bedroom and 1 mezzanine. The apartment is on the 2nd floor (by stairs). It is in perfect condition, recent PVC double glazed windows, reversible air conditioning. On the laminate parquet floor. No work needed, in perfect condition. Rental value €610/month (ratio around 6.5%) Contact David DORDOR 0684080522 Ref. : 718V566A - Mandat n°1128



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Document non contractuel - Barème de prix disponible sur notre site internet