

# AGENCE COURRIN

FONDÉE EN 1913

[www.agencecourrin.fr](http://www.agencecourrin.fr)

213 000 €

**For sale apartment**

1 room

Surface : 26 m<sup>2</sup>

Surface of the living : 22 m<sup>2</sup>

Year of construction : 1980

Exposition : Sud

View : Dégagée

Hot water : Individuelle électrique

Inner condition : Excellent

Building condition : good

Features :

Terrasse 20 m<sup>2</sup>, double glazing, gated, calm, Entièrement rénové, pool

1 terrace

1 shower

1 WC

#### Legal information

213 000 €

Fees paid by the owner, well condominium (336 lots in the condominium), annual current expenses 1 680 € (140 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## Apartment 1624 Villeneuve-Loubet

Located in the town of Villeneuve-Loubet, within a secure, gated condominium from the 1980s, this stunning garden-level studio apartment offers approximately 26m<sup>2</sup> of living space according to the Carrez law. It comprises: an entrance, a living-dining area with an open, fitted, furnished, and equipped kitchen, and a bathroom with toilet facilities. A spacious terrace of about 20m<sup>2</sup> adjoins the living area. Open views with no direct overlooking neighbors! Fully renovated, ready to move in! South-facing. Sold fully furnished! Monthly condominium fees: €140/month (covering general charges, caretaker, and maintenance of green spaces and the pool). Possibility to purchase a parking space separately. Parking is easy in the neighborhood. Close to amenities (schools, shops, and major roads). Perfect for first-time buyers or as a rental investment. A must-see! Energy rating: C. Apartment offered for sale EXCLUSIVELY by your ORPI real estate agency.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A

Estimated annual energy between 340 and 520 € (reference year 2021)

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