



# ADN Immo Conseil

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110 000 €

**For sale apartment**

**3 rooms**

**Surface : 42 m²**

**Year of construction : 1993**

**Exposition : Est**

**View : Jardin**

**Hot water : Collective**

**Inner condition : good**

**Standing : residential**

**Building condition : Ravalement fait**

**Features :**

double glazing, gated, calm, residential,  
pool, Parking visiteurs

2 bedroom

1 terrace

1 bathroom

1 shower

1 WC

1 parking

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : B**

Document non contractuel

19/09/2024 - Prix T.T.C



## Apartment 117 Mallemort

Apartment type T3 available for purchase in the village of Pierre et Vacances de Pont Royal in Mallemort. Built in 1993 and recently renovated, the building offers a residential and secure living environment, and stands proudly on 2 floors. Enjoy a surface area of 42m² with a private terrace of 12m², ideally located on the first floor. The apartment offers two comfortable bedrooms, a bathroom, a shower room and a toilet. The American kitchen is fully equipped. The eastern exposure as well as the view of the garden add to the certain charm of this property. In addition, the apartment enjoys appreciable services such as double glazing, a quiet residential location, access to a swimming pool and visitor parking. The apartment is sold with its lease, GUARANTEED RENT, CHARGES PAID BY THE TENANT. End of lease 2033. You can choose to combine investment and pleasure, by enjoying your apartment several weeks a year. You will not have any maintenance to do during the lease term, everything is managed by your tenant.

**Fees and charges :**

**Annual current expenses 3 072 €**

**Well condominium**

