



# ADN Immo Conseil

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75 600 €

**For sale idéal investisseur**

**3 rooms**

**Surface : 35 m²**

**Year of construction : 1998**

**Exposition : Nord**

**View : Panoramique**

**Hot water : Collective**

**Inner condition : good**

**Standing : residential**

**Building condition : Ravalement fait**

**Features :**

double glazing, gated, calm, residential

2 bedroom

1 terrace

1 bathroom

1 WC

1 parking

**Energy class (dpe) : D**

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

Document non contractuel

06/07/2025 - Prix T.T.C



## Idéal investisseur 125 Mallemort

For sale in the Domaine de Pont Royal, 2/3 room apartment of 35.83 m2 with underground parking and uncovered terrace of 10m2 Located on the second and last floor, it benefits from very beautiful light and a magnificent view of the Luberon. The main room giving access to the terrace includes the living room and the open and equipped kitchen. The sleeping areas consist of a bedroom and a small bedroom with bunk beds. The property is under lease until October 31, 2024 with Pierre et Vacances The annual rent 4103 euros including tax, current charges are the responsibility of Pierre et Vacances The upkeep and maintenance of the apartment too. You will also be able to enjoy three weeks per year of stays with Pierre et Vacances The facades of the residence are new, the Domaine benefits from a 7/7 24/24 security service

**Fees and charges :**

Annual current expenses 2 538 €

Well condominium

45 lots in the condominium 75 600 € fees included

