



# ADN Immo Conseil

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127 200 €

**For sale apartment**

**2 rooms**

**Surface : 44 m<sup>2</sup>**

**Year of construction : 1994**

**Exposition : Sud**

**View : Jardin**

**Hot water : Collective**

**Inner condition : good**

**Standing : residential**

**Building condition : good**

**Features :**

double glazing, gated, calm, residential

2 bedroom

1 terrace

1 bathroom

1 shower

1 parking

**Energy class (dpe) : E**

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

Document non contractuel

28/04/2024 - Prix T.T.C



## Apartment 96 Mallemort

For sale in the Domaine et Golf de Pont Royal in Provence. Apartment on the ground floor offering terrace, garden and balcony. The apartment in excellent condition is distributed as follows: A beautiful entrance with storage leading to a large sleeping area, a shower room, toilets and a master suite with storage and balcony as well as a bathroom. The living room facing south and overlooking the garden is very bright and offers an equipped kitchen. The underground parking space is included in the sale. The apartment is currently under lease with Pierre et Vacances until 10/31/2024 Pierre et Vacances pays all current co-ownership charges for the duration of the contract and guarantees the owners a net rent including VAT of 3,985.30 euros + a rental benefit in kind for three weeks of vacation and stays with Pierre et Vacances per year for one value of 1449 euros including tax We are at your disposal to complete this information

**Fees and charges :**

Annual current expenses 3 600 €

Well condominium

52 lots in the condominium 127 200 € fees included



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