

**130 000 €**
**For sale apartment**
**3 rooms**
**Surface : 46 m<sup>2</sup>**
**Surface of the living : 19 m<sup>2</sup>**
**Year of construction : 1987**
**Hot water : Individuelle électrique**
**Inner condition : A moderniser**
**Features :**

double glazing, electric shutters

2 bedroom

1 shower

**Energy class (dpe) : D**
**Emission of greenhouse gases (ges) : A**


### Apartment 1754 Canet-en-Roussillon

Ideal investor! IN CANET PLAGES - 3-room apartment of 43.90m<sup>2</sup>, 200m from the beach, on the 1st floor of a building in a condominium of only 2 floors. Mediterranean district. Presented at the price of 130,000 Euros agency fees included seller charge (5,000 Euros) In a residence of 24 lots. Year of construction: 1987. Composed of : Living room/Kitchen: 15.80m<sup>2</sup> Bedroom 1 + closet: 10.30m<sup>2</sup> Bedroom 2 + cupboard: 10.30m<sup>2</sup> Clearance + cupboard: 5.20m<sup>2</sup> Shower room with WC: 2.30m<sup>2</sup> Double glazing, electric heating and hot water tank. Property tax (2023): 824 Euros including 181 Euros from TOM Annual charges: 1,340 Euros. Contact for visits and information: Réginald FINIELS - HABITAT FONCIER Agency 06.16.03.42.02 - rj.finiels@habitatfoncier.fr Direct contact details of your contact accessible via our agency website.

#### Legal information

130 000 €

Fees paid by the owner, well condominium (24 lots in the condominium), annual current expenses 1 340 € (112 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](https://georisques.gouv.fr)

Document non contractuel

08/09/2024 - Prix T.T.C



Habitat Foncier - 43b promenade de la Côte Vermeille - 66140 Canet-en-Roussillon

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RCS FR 80 752 989 715 - SIRET 752 989 715 00038 - Garantie financière : GALIAN

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