LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42634GDU42 Price: 179 000 EUR

agency fees to be paid by the seller

Incredible view - rare - 83m apartment for sale, 2 bedrooms. 1st floor, disabled access, lift, garage







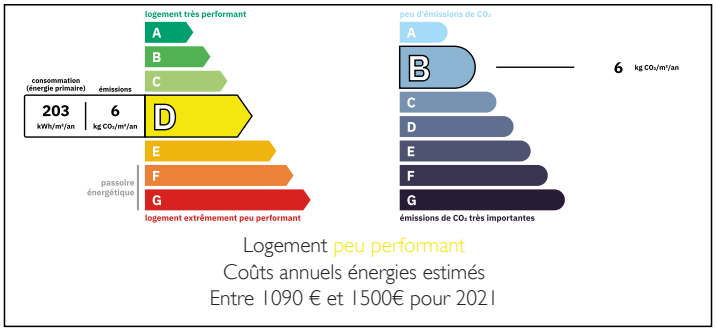








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1090 € et 1500€ pour 2021

INFORMATION

Town:	Montrond-les-Bains
Department:	Loire
Bed:	2
Bath:	1
Floor:	83 m2
Plot Size:	0 m2

IN BRIEF

Discover this flat located in a condominium near the centre of Montrond-les-Bains, on the banks of the Loire River, offering a pleasant living environment and exceptional views.

Located on the first floor, the property is easily accessible thanks to an external lift for people with reduced mobility and the building's lift. With a surface area of 83 m², the flat offers comfortable and well-designed rooms.

The entrance hall has a practical wall cupboard for storage. The separate, fully-equipped kitchen has a large pantry, ideal for storage. The bright living/dining room enjoys an unobstructed view of the Loire.

The sleeping area comprises two bedrooms with a large walk-in wardrobe, a shower room and a separate WC.

A few refurbishment works will allow you to personalise this property to your liking.

A separate garage, located in the immediate vicinity, completes the property.

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42634GDU42 Price: 179 000 EUR

agency fees to be paid by the seller







NOTES

DESCRIPTION

Discover this flat located in a condominium near the centre of Montrond Les Bains and on the banks of the Loire River.

You will be charmed by the incredible view.

The property is located on the first floor, easily accessible via an external lift for people with reduced mobility and the building's lift.

The flat has 83m² of floor space, making it spacious and pleasant.

In the entrance hall, there is a wall cupboard for storing your belongings, shoes and coats.

You will find a large, fully equipped, separate kitchen with a large pantry for maximum storage.

A living/dining room with a beautiful unobstructed view of the Loire.

Two bedrooms share a large walk-in wardrobe.

One shower room and one separate toilet.

A few refurbishment works will make this property a wonderful, personalised home.

You will have an independent garage in the immediate vicinity.

Individual electric heating,
Electric roller shutters,
Double glazing

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr