

121 000 €

**Buying dernier étage**

**4 rooms**

**Surface : 84 m<sup>2</sup>**

**Surface of the living : 21 m<sup>2</sup>**

**Year of construction : 1970**

**Exposition : Sud**

**View : Citadine**

**Hot water : Individuelle**

**Inner condition : A rafraîchir**

**Amenities :**

double glazing, Climatisation réversible...

2 bedroom

2 terraces

1 bathroom

1 WC

**Legal information**

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Fees paid by the owner, well condominium, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



**Dernier étage 1324 Alès**

Exclusive in Alès, a bright apartment facing SE/W, ideally located in the heart of Alès between the Train Station and the post office. This apartment is situated on the first and top floor of a small condominium, offering peace and plenty of natural light. Bathed in sunlight thanks to its triple exposure South - East and West, it features two loggias (2.30m and 4.40m). The apartment includes: a bright living room with access to a loggia, two bedrooms, an independent kitchen, a bathroom, and separate toilets. Modern comfort guaranteed: double glazing, reversible air conditioning, excellent energy rating of C. Some refreshing work is needed, giving you free rein to decorate and personalize as you wish. Great location, shops very close by. 84m<sup>2</sup> + 2 loggias, two spacious bedrooms of 19m<sup>2</sup> and 13.5m<sup>2</sup>, dining room 21m<sup>2</sup>, kitchen 14m<sup>2</sup>, bathroom, WC. Energy performance: C, cost between €960 and €1350/year. Price: €121,000 Contact: Isabelle ROBERT 0682400743

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
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