

Single-storey, 2-bedroom apartment with garden/terrace for sale in Montrond les Bains with large storage cave



## INFORMATION

Town:	Montrond-les-Bains
Department:	Loire
Bed:	2
Bath:	1
Floor:	84 m <sup>2</sup>
Outside Space:	93 m <sup>2</sup>

## IN BRIEF

Take advantage of this superb opportunity to live in a flat that was refurbished in 2016.

All of the living space, i.e. 84m<sup>2</sup>, is on one level and provides you with a large living/dining room of 49m<sup>2</sup>, opening onto a fitted kitchen.

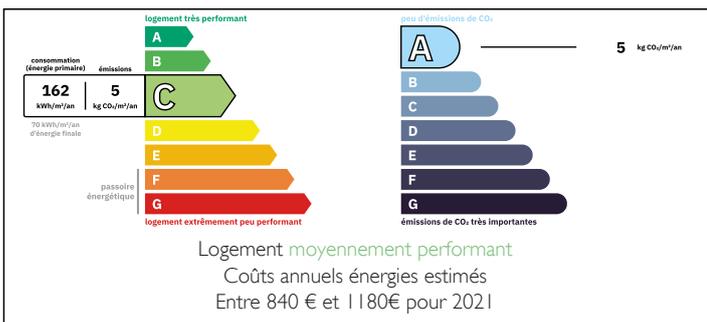
On the night side, there are 2 bedrooms of 10 and 12.8m<sup>2</sup> with fitted wardrobes/dressing room.

Finally, you'll be amazed by the magnificent shower room of almost 11m<sup>2</sup> with a gigantic shower.

This flat has a 93m<sup>2</sup> outdoor area accessible from the living room and one of the bedrooms, so you can make the most of the fine weather.

This property is on the ground floor of a small co-ownership to suit all profiles.

## ENERGY - DPE



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.



## DESCRIPTION

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167€ of quarterly charges.

Very large cellar for maximum storage space.  
Possibility of creating a private parking space in the grounds.

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Co-owned building of 1 units  
Provisional annual charges: 668€

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

## LOCAL TAXES

Taxe foncière: **800 EUR**

Taxe habitation: **EUR**

## NOTES