

227 000 €

**For sale apartment**

**4 rooms**

**Surface : 70 m²**

**Year of construction : 1965**

**Exposition : Ouest**

**View : Dégagée**

**Hot water : Individuelle**

**Inner condition : good**

**Standing : residential**

**Building condition : Ravalement fait**

**Features :**

double glazing, gated, calm, residential,  
electric shutters, visitor parking

2 bedroom

1 terrace

1 shower

1 WC

1 cellar

#### Legal information

227 000 €

Fees paid by the owner, well  
condominium(159 lots in the  
condominium), annual current expenses  
2 736 € (228 € monthly), no current  
procedure, information on the risks to which  
this property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



## Apartment 119 Saint-Raphaël

**Bas Valescure - 4-ROOM APARTMENT - second floor - WEST FACING** In the Bas de Valescure district, close to the city center and in a quiet area, Bright 70m² 4-room air-conditioned apartment comprising an entrance hall with cupboard, a recently fitted kitchen with loggia, a double living room with access to the terrace (possibility of a third bedroom), two bedrooms, a shower room and a separate WC. A cellar on the ground floor of the building completes the property. The building has a bicycle storage room. The renovation was completed in 2023. Access to the building is secured by a security system. There is no elevator. The residence is secured by an automatic gate and operates with free outdoor parking. The residence is located in the middle of a pine forest. Collective gas heating, electric roller shutters and double glazing have been installed.

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 830 and 1210 € (reference year 221)  
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