

**119 500 €**

**For sale apartment**

**2 rooms**

**Surface : 40 m²**

**Surface of the living : 22 m²**

**Year of construction : 2014**

**Exposition : Nord**

**View : Dégagée**

**Hot water : Individuelle gaz**

**Inner condition : good**

**Standing : residential**

**Building condition : good**

**Features :**

double glazing, gated, calm, residential,  
parking

1 bedroom

1 terrace

1 shower

1 WC

1 parking

**Legal information**

119 500 €

Fees paid by the owner, well  
condominium (21 lots in the condominium),  
annual current expenses 1 206 €  
(101 € 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 9965 Saint-Alban**

**FOR SALE**, in a quiet residence, T2 apartment located on the ground floor of a closed and secure residence. It consists of an entrance with cupboard, a living room with fitted independent kitchen, on the night side there are two bedrooms, a bathroom, a toilet. Outside the apartment has a balcony of approximately 6 m². Annual copro charges: approximately €1,130. It comes with 2 private parking spaces. The apartment is currently rented for €419 excluding VAT Price: €77,500 Agency fees included. Fees are the responsibility of the seller. DPE in progress Don't wait any longer to visit, quickly get in touch with your real estate agency **CONCEPT IMMOBILIER DU MIDI OCCITANIE**. Please contact your advisor Mathis PAUZIE (RSAC: 979 356 854) Tel: 06 03 11 47 67 email: [mathispauzie@gmail.com](mailto:mathispauzie@gmail.com)

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 227 and 227 € (reference year 2015)  
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RCS 524921350 Toulouse - Code NAF 6831Z - SIRET 52492135000020 - Garantie financière : GALIAN 120 000 €

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