

139 000 €

**Buying apartment**

**3 rooms**

**Surface : 56 m²**

**Surface of the living : 20 m²**

**Year of construction : 1980**

**Exposition : Est ouest**

**View : Dégagée**

**Hot water : Individuelle électrique**

**Inner condition : A rafraichir**

**Standing : residential**

**Building condition : Bon**

**Features :**

last floor, double glazing, gated, Calme, Transversant, Lumineux, Terrasse-Tropézienne, Faibles charges, Parking gratuit pour les résidents, Duplex

2 bedroom

1 terrace

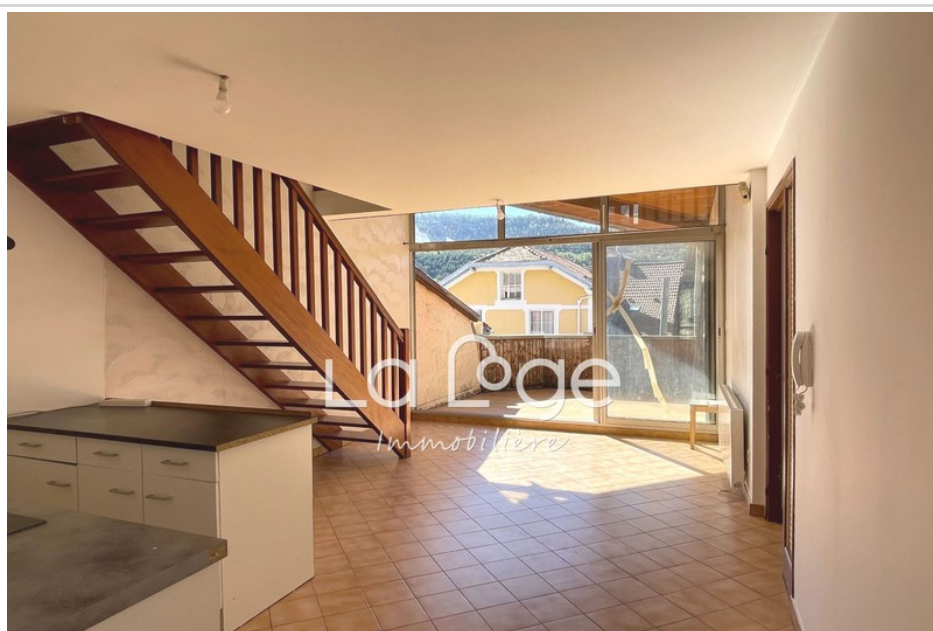
1 bathroom

2 WC

**Legal information**

139 000 €

Fees paid by the owner, well condominium (15 lots in the condominium), annual current expenses 775 € (65 € 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 381 Gap

**GAP – City center:** 3-room duplex with roof terrace, top floor ! La Loge Immobilière is pleased to present to you, in the heart of Gap, this charming duplex apartment of 56 m² Carrez Law (73 m² floor space) will seduce you with its character, its brightness and its unobstructed view of the surrounding rooftops and hills. Occupying the top floor of a small building with low charges, it offers a beautiful living space. The first level consists of an entrance, a bright living room with an open kitchen and direct access to a sunny roof terrace. A bedroom, a bathroom and a separate toilet complete this level. Upstairs, a large attic room with a water point and toilet offers multiple layout possibilities: second bedroom, office, relaxation area... A rare property in the city center, perfect for a main residence, a pied-à-terre or a rental investment. Visit without delay!

Energy class (dpe) : E - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 1140 and 1580 € (reference year 2023)  
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Document non contractuel - Barème de prix disponible sur notre site internet