

87 000 €

**Buying apartment**

**2 rooms**

**Surface : 39 m²**

**Surface of the living : 29 m²**

**Exposition : Est ouest**

**View : Citadine**

**Hot water : Individuelle électrique**

**Inner condition : A rafraichir**

**Features :**

luminous, double glazing, gated,

Traversant, Electricité refaite, last floor,

Faible charges, Large pièce à vivre,

Rendement locatif intéressant, Parking

gratuit pour les riverains

1 bedroom

1 bathroom

1 WC

**Legal information**

87 000 €

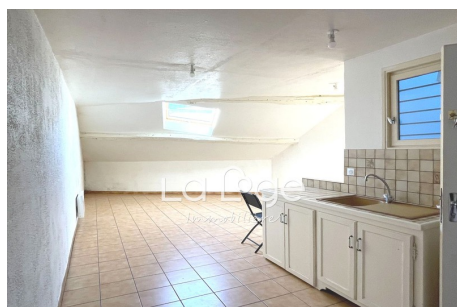
Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## Apartment 398 Gap

Gap – City center : Exclusively , La Loge Immobilière invites you to discover on the 3rd and top floor of a small building without elevator, discover this charming one-bedroom apartment under the roof, quiet and bathed in light. It offers 40 m² in Carrez law (55 m² on the ground) and is composed of a bright and beautiful living room of 30 m² with open kitchen, a bedroom, a bathroom and separate WC. The electricity has been redone recently, no major work to be planned on the technical side, simply refreshment work. Located in a small co-ownership of only three apartments and a commercial premises on the ground floor, this property combines the charm of the old and the tranquility in the hypercenter. An ideal opportunity for a first purchase or a rental investment. To visit without delay!

Energy class (dpe) : G - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 1490 and 2040 € (reference year 2021)  
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Document non contractuel - Barème de prix disponible sur notre site internet