

116 000 €

**Buying apartment**

**2 rooms**

**Surface : 42 m²**

**Surface of the living : 15 m²**

**Year of construction : 1973**

**Exposition : Ouest**

**View : Citadine**

**Hot water : Individuelle électrique**

**Inner condition : good**

**Standing : residential**

**Building condition : good**

**Features :**

Climatisation réversible, Porte blindée,  
Fibre, double glazing, Proche commodités,  
residential, Cuisine Mobalpa, last floor,  
Traversant, Cave

1 bedroom

1 terrace

1 shower

1 WC

1 cellar

**Legal information**

116 000 €

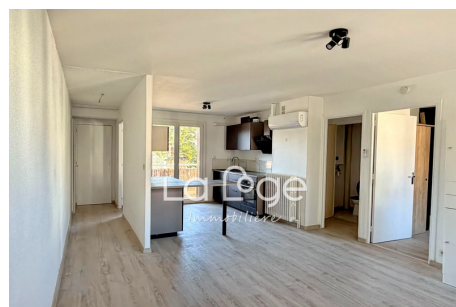
Fees paid by the owner, well  
condominium (10 lots in the condominium),  
annual current expenses 600 €  
(50 € monthly), no current procedure,  
information on the risks to which this  
property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr).



## Apartment 415 Gap

Gap – Downtown: La Loge Immobilière presents to you this charming one-bedroom apartment of 43 m², located on the top floor of a small building with low fees. Just a 2-minute walk from the train station, this apartment benefits from a perfect location, with all downtown shops and services right at your doorstep. It features a bright and airy living room, with a fitted kitchen and a quiet balcony that offers unobstructed views over the rooftops of Gap and the surrounding mountains. On the sleeping side, a bedroom with storage, a shower room, and separate toilets complete the layout. A private cellar adds a practical bonus. Thermal comfort is ensured by a reversible air conditioning system, perfect for any season. A functional, modern property in an excellent location, not to be missed — ideal for a first-time purchase or rental investment. A visit is essential!

Energy class (dpe) : F - Emission of greenhouse gases (ges) : C  
Estimated annual energy between 1160 and 1620 € (reference year 2023)  
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Document non contractuel - Barème de prix disponible sur notre site internet