

181 000 €

**Buying duplex**

**4 rooms**

**Surface : 80 m²**

**Surface of the living : 30 m²**

**Exposition : Sud**

**View : Citadine**

**Hot water : Individuelle électrique**

**Inner condition : good**

**Building condition : good**

**Features :**

duplex, Centre-ville, gated, calm, Cheminée avec insert, Heat pump, Clim réversible, Atypique et chaleureux, Large pièce à vivre de 30 m², Faible charges de copropriété

**3 bedroom**

**1 bathroom**

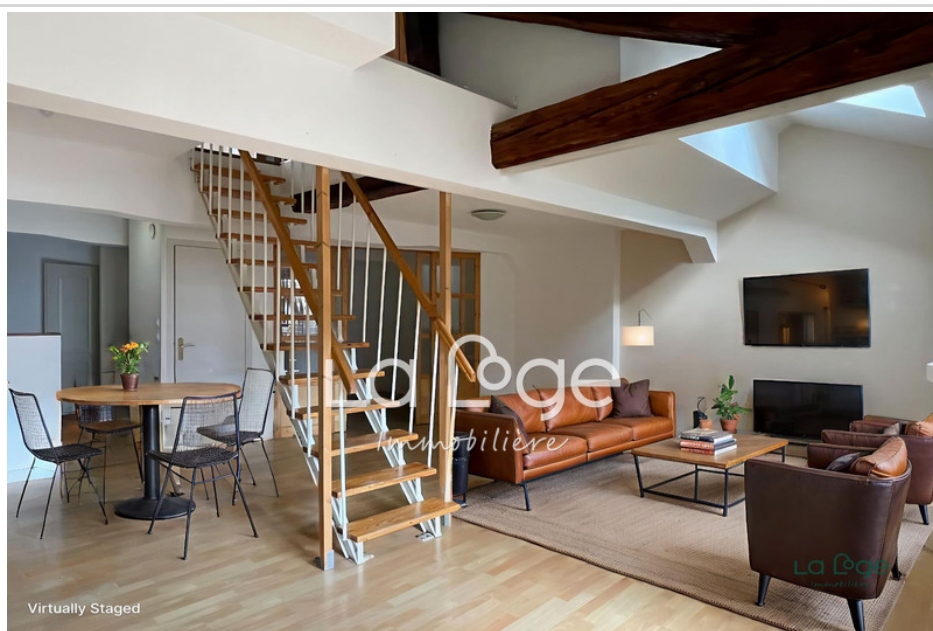
**2 WC**

**1 cellar**

#### Legal information

181 000 €

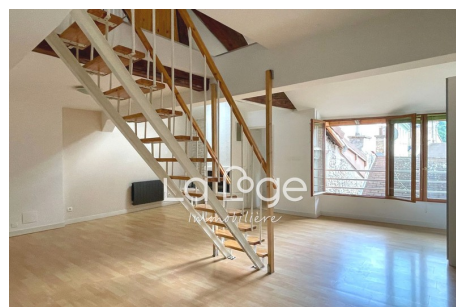
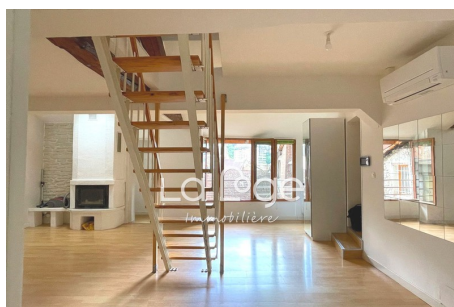
Fees paid by the owner, well condominium (8 lots in the condominium), annual current expenses 432 € (36 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## Duplex 397 Gap

**GAP – Downtown:** | EXCLUSIVE OFFER FROM LA LOGE IMMOBILIÈRE Right in the heart of Gap's city center, La Loge Immobilière presents exclusively this beautiful four-room duplex apartment, located on the top floor (no elevator) of a secure and well-maintained residence. With a floor area of 83 m², this property enjoys a south-facing aspect, providing plenty of natural light throughout the day. It consists of an open kitchen opening onto a spacious living area of about 30 m² overlooking unobstructed views of the city rooftops and surrounding hills, an office, a storage/pantry space, and a separate toilet. The upper level features three bedrooms with storage and a bathroom with a toilet. For added convenience, a cellar completes the comfort of this charming apartment. Heating is provided by a heat pump complemented by a wood stove insert, ensuring a gentle and consistent warmth. The unique interior gives it a distinct character! Low condo fees! A...

Energy class (dpe) : D - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 1090 and 1530 € (reference year 2023)  
Document non contractuel - 22/08/2025



La Loge Immobilière - 6 boulevard Général Charles de Gaulle, 05000 Gap

P. 06 51 88 35 28 - Tél. 04 92 58 77 28 - [info@laloge-immobiliere.com](mailto:info@laloge-immobiliere.com) - [www.laloge-immobiliere.com](http://www.laloge-immobiliere.com)

Document non contractuel - Barème de prix disponible sur notre site internet