

190 000 €

## Buying apartment

4 rooms

Surface : 88 m²

Surface of the living : 28 m²

Year of construction : 1985

Exposition : Plein sud

View : Citadine

Hot water : Individuelle électrique

Inner condition : good

Standing : good

Building condition : good

## Features :

Lumineux & Spacieux, double glazing,  
Proximités commerces / transport, Pompe  
à chaleur Air/Air, Copropriété intimiste,  
calm, Balcon exposé plein Sud, Faibles  
charges, Dernier étage / Duplex, Vue  
dégagée

3 bedroom

1 terrace

1 bathroom

1 shower

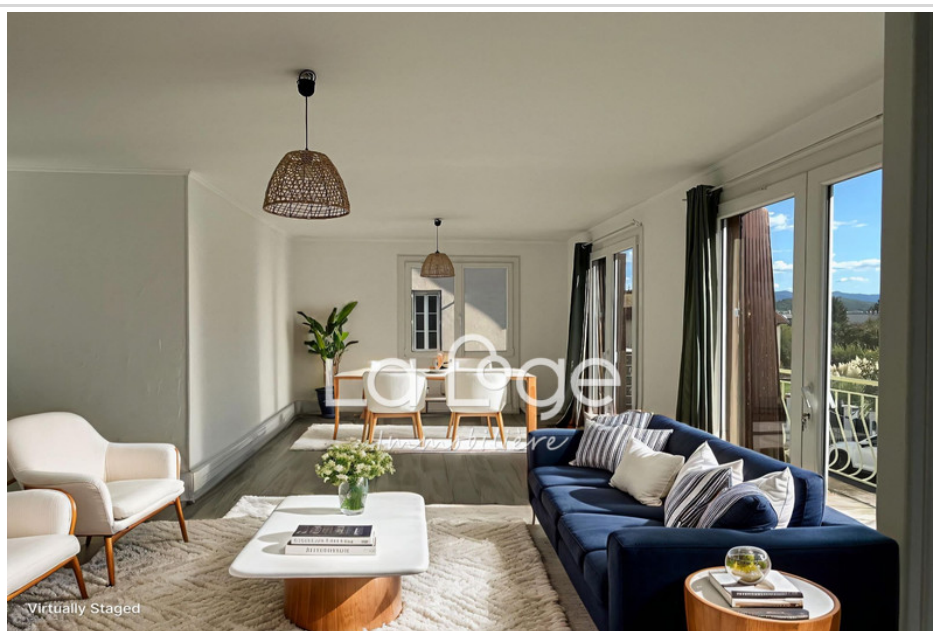
2 WC

1 cellar

## Legal information

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Fees paid by the owner, well  
condominium(3 lots in the condominium),  
annual current expenses 900 €  
(75 € 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 414 Gap

Gap - Saint-Roch: La Loge immobilière offers you this spacious four-room duplex in the heart of the vibrant Saint-Roch neighborhood, with numerous local shops and city public transport right at the doorstep. Located on the first and top floor of a building with only three units, you will enjoy a clear view from the balcony, a bright and large main living area with an open fitted kitchen, a first bedroom, a bathroom and separate toilet. Upstairs, there are two large attic bedrooms, a second shower room, and another separate toilet. The apartment is very comfortable thanks to the recently installed reversible air-to-air heat pump and the double-glazed windows. You will also have a spacious 15 m² cellar, the apartment is equipped with fiber optic internet, and benefits from low condominium fees thanks to the volunteer management committee and the individual heating system.

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 1365 and 1847 € (reference year 2023)  
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Document non contractuel - Barème de prix disponible sur notre site internet