

368 000 €

**Buying house**

**5 rooms**

**Surface : 160 m<sup>2</sup>**

**Surface of the living : 25 m<sup>2</sup>**

**Surface of the land : 650 m<sup>2</sup>**

**Year of construction : 1975**

**Exposition : Plein sud**

**View : Jardin**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Features :**

Deux appartements, Revenu locatif, calm, luminous, Jardin clôturé, double glazing, Garage 26 m<sup>2</sup>, Type 2 de 65 m<sup>2</sup>, Type 4 de 95 m<sup>2</sup>, Impasse

4 bedroom

2 terraces

2 showers

2 WC

1 garage

**Energy class (dpe) : E**

**Emission of greenhouse gases (ges) : B**

Document non contractuel

29/04/2024 - Prix T.T.C



## House 221 Gap

GAP SUD: La Loge Immobilière is delighted to offer you, exclusively, this bright 160 m<sup>2</sup> house divided into two apartments, ideally located in one of the most sought-after areas of the city. With a generous plot of 650 m<sup>2</sup> flat, wooded and fenced, this property offers a comfortable space nestled at the end of a peaceful dead end. On one level, you will discover a spacious two-room apartment of 65 m<sup>2</sup>, with a living room of 23 m<sup>2</sup>, a fully equipped independent kitchen, a bedroom, a bathroom with Italian shower, a separate toilet and storage. It is currently rented. Upstairs, a 4-room apartment of 95 m<sup>2</sup>, with a living room of 25 m<sup>2</sup>, with separate kitchen opening onto a long balcony, the advance is that all the partitions are modular to create a living room of 45 m<sup>2</sup>. 3 spacious bedrooms with closet, a bathroom with Italian shower, and a separate toilet. A 26 m<sup>2</sup> garage completes the comfort of the place, as well as parking in front of the house. Close to shops, schools and public transport.

**Fees and charges :**

368 000 € fees included

