

VENTE APPARTEMENT VIDE 2 PIÈCES 41M² - 94170 LE PERREUX-SUR-MARNE



A proximité du RER E NOGENT/LE PERREUX et future ligne 15 (Grand Paris)

Un 2/3 pièces de 41,10m² comprenant, une entrée un double-séjour, une chambre donnant sur une cour jardin, une cuisine, une salle d'eau avec wc et une cave en sous-sol.

41.2 m² | Ground floor | Vacant | Greater Paris | Investment / Pied-à-Terre / €225,000

A well-maintained 41.2 m² apartment located in Le Perreux-sur-Marne, which is an established residential suburb in the Paris metropolitan area.

The apartment is on the ground floor in a beautiful, elegant 1920s period building: it consists of an entrance hall, a double living room, a bedroom overlooking a courtyard garden, a kitchen, a shower room with toilet, a cellar in the basement. There is also an access to a common courtyard from the ground floor.

? Very reasonable yearly co-ownership charges (€1,300 a year)

? Very good access to Paris: it is very close to the Nogent/Le Perreux RER E station (180 metres), 2 bus stations (160 metres) (= access to 11 bus lines), and, the future Metro / Subway Line 15 (Grand Paris Express).

? Very good access to shops & restaurants: all you need within 10 to 150 metres

The property offers an opportunity for an international buyer looking for a Paris base, future home or investment property, with access to Paris while avoiding central Paris property prices.

The apartment is vacant and in good condition, making it possible for the new owner to occupy or manage the property without waiting for an existing tenancy to end.

An information pack with details about the apartment and the surroundings is available on request.

CARACTÉRISTIQUES :

Étage : **0**

Ascenseur : **Non**

Digicode : **Oui**

Interphone : **Oui**

Gardien : **nc**

Type d'offre : **Vide**

Imm. récent : **Non**

État neuf : **Non**

Accès handicapé : **Non**

Chauffage : **Individuel**

DPE : **E / GES : E**

Surface : **41,0 m²**

Surface au sol ou pondérée : **41,0 m²**

Pièces : **2**

Chambres : **1**

Cuisine : **Vide**

WC : **0**

Salle de bains / Salle d'eau : **0 / 1**

Eau chaude : **Individuel Elect.**

Balcon / Terrasse : **0 / 0**

Jardin : **0**

Parking / Box : **0 / 0**

Cave : **1**

Prix : 199 000 € H.A.I

Honoraires : **12 321 €**

Charges : **100 €**

Taxe foncière : **939 €**

LOCALISATION :

Adresse :
1 Avenue Gabriel-Péri
94170 LE PERREUX-SUR-MARNE

Dossier suivi par : Contact ArobazImmo
Tél : 01 42 78 18 74
E-mail : contact@arobazimmo.com
Référence : V94170PER42D0L2

