2 rooms in Old Town

€239,600

Old Town · 2 rooms · 40 m² in size

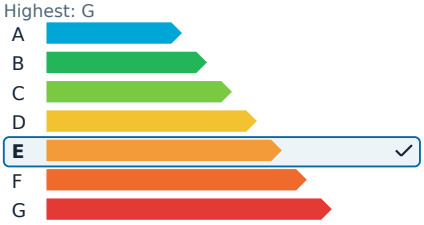


Key details

Surface area	**40 m²**
Rooms	**2**
Floor	**3rd**

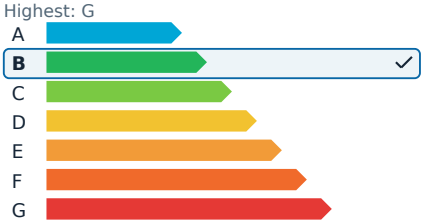
DPE (Energy) **E**

Lowest: A
Highest: G



GES (Emissions) **B**

Lowest: A
Highest: G



Description

This charming F1 apartment, once a two-room unit, is situated on the top floor of an 18th-century building in the heart of the old town. The property features classic elements such as terracotta tiles, traditional shutters, and lime-washed walls, embodying the historical charm of the area. The apartment benefits from a southern and eastern orientation, occupying a corner position under the roof, which ensures ample natural light throughout the day.

With a total living space of 40 square meters, including a 7-square-meter mezzanine, the apartment's official Carrez Law surface area is 33 square meters. The layout includes an entrance with built-in storage and a dressing area, a spacious main room that serves as a living, dining, and open kitchen area, and a mezzanine bedroom with a skylight. The bathroom is equipped with a shower, toilet, washbasin, and washing machine.

The apartment is sold fully furnished and equipped, including a sofa, coffee tables, lighting fixtures, dining table and chairs, a double bed, linens, an electric oven, refrigerator, and washing machine. Additional amenities include electric radiators, individual hot water supply, double-glazed windows, and a portable air conditioning unit.

Energy efficiency is rated as class E, with a climate impact rating of class B. The property is part of a small co-ownership consisting of 10 lots, including 9 apartments.

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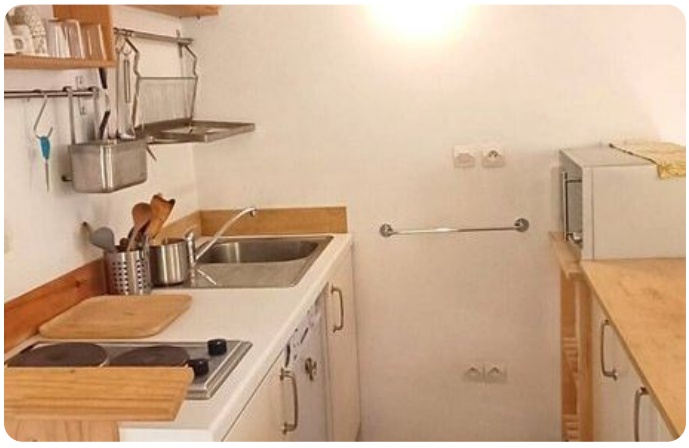



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