3 rooms in Port

€380,000

Port · 3 rooms · 70 m² in size

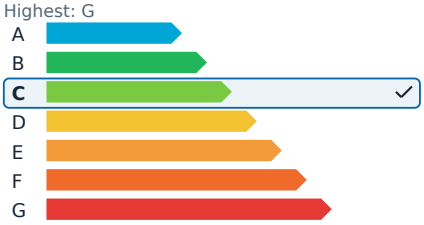


Key details

Surface area	**70 m²**
Rooms	**3**
Floor	**6th**
Lift	**Yes**
Balcony	**Yes**
Annual charges	**€3,000 /yr**

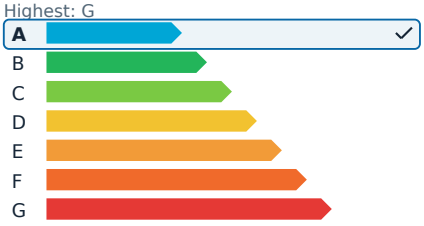
DPE (Energy) **C**

Lowest: A
Highest: G



GES (Emissions) **A**

Lowest: A
Highest: G



Description

This property is positioned on the sixth and top floor of a modern, secure residence with a rooftop pool, offering a unique urban living experience. The apartment is in excellent condition and requires no renovations. It features a spacious living area that opens onto a pleasant terrace, complemented by a separate kitchen. The sleeping quarters include two bedrooms, one of which is a true master suite with a walk-in closet and private bathroom with a toilet. The second bedroom also has its own bathroom and toilet, providing a high level of comfort.

The top-floor location ensures plenty of natural light and the absence of noise from above. The apartment is equipped with built-in reversible air conditioning. There is an option to purchase two underground parking spaces, a rare benefit in this area. The property also boasts very low service charges.

Conveniently located near shops, schools, and the tramway, this apartment is currently rented until May 2027, with the tenant already notified of the lease termination. This makes it suitable for both investors and future residents planning their move.

Energy efficiency is rated as class C. The property is part of a co-ownership with 231 main lots. Estimated annual energy expenses, based on 2023 energy prices, range from €780 to €1130. Agency fees will be entirely covered by the seller.

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