



LITTORAL & CAMARGUE

L'immobilier

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472 500 €

For sale duplex

6 rooms

Surface : 153 m<sup>2</sup>

Surface of the living : 94 m<sup>2</sup>

Year of construction : 2000 à 2015

Hot water : Individuelle

Building condition : good

Features :

double glazing

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC



### Duplex 66 Aigues-Mortes

Enjoy a magnificent duplex in the heart of the city walls of Aiguës Mortes. This fabulous apartment offers a generous surface area of 154 m<sup>2</sup> including a living area of 94 m<sup>2</sup>, enhanced by a charming terrace of 30 m<sup>2</sup>. This property has 3 bedrooms, a bathroom, a shower room, a laundry room and 2 toilets. The services also include reversible ducted air conditioning, double glazing, and co-ownership of only 2 lots. Come and discover this atypical property and its exceptional living room with high ceilings, we look forward to accompanying you on your visit! Littoral&Camargue Real Estate at your service!

#### Legal information

472 500 € fees included

5,00% VAT of fees paid by the buyer

(450 000 € without fees), well

condominium(2 lots in the condominium),

no current procedure, information on the

risks to which this property is exposed is

available on [georisques.gouv.fr](http://georisques.gouv.fr)

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A

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