

445 000 €

**Buying appartement**

**4 rooms**

**Surface : 99 m<sup>2</sup>**

**Surface of the living : 30 m<sup>2</sup>**

**Exposition : Sud**

**View : Citadine**

**Hot water : Individuelle**

**Inner condition : Excellent**

**Building condition : good**

**Amenities :**

double glazing, Résidence sécurisée,

Climatisation réversible...

2 bedroom

1 bathroom

2 WC



## Appartement 1288 Arles

Character apartment for sale in the historic heart of Arles Located on the 1st floor of a beautiful stone building, in the historic heart of Arles, this apartment combines old-world charm with modern comfort. Ideal for a main residence, a pied-à-terre or a rental investment. Area: [XX] m<sup>2</sup> Bright living room with fireplace, offering a lovely warm atmosphere Equipped, functional and modern kitchen 2 comfortable bedrooms 1 bathroom + 2 toilets Patio, a real asset to enjoy the outdoors in complete privacy Reversible air conditioning for optimal comfort all year round. A carefully renovated apartment Completely renovated in 2020, it still benefits from a current ten-year guarantee, offering peace of mind to future buyers. A small, pleasant condominium: only 4 apartments in the building Annual co-ownership charges: €2,805 (2024)

### Legal information

445 000 €

Fees paid by the owner, well condominium(4 lots in the condominium), annual current expenses 2 805 € (234 € monthly), Condo : current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)

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**Charming Houses - [www.charminghousesrealestate.com](http://www.charminghousesrealestate.com)**

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Document non contractuel - Barème de prix disponible sur notre site internet