

Entre mer et montagne

Estimer - Vendre  
Acheter - Louer

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170 000 €

For sale duplex

4 rooms

Surface : 93 m<sup>2</sup>

Surface of the living : 36 m<sup>2</sup>

Year of construction : 1975

Exposition : Sud

View : Dégagée

Hot water : Individuelle

Features :

Cave (surf.): 42, Balcony surf.: 25, pool,  
basement, quiet and sunny, Transport:

Bus line / 90, gated, Wooded land 200m,

Double-vitrage, Water distribution:

INDIVIDUAL

3 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 cellar

Legal information

170 000 €

Fees paid by the owner, well  
condominium(2 lots in the condominium),  
annual current expenses 240 €  
(20 € monthly), no current procedure,  
information on the risks to which this  
property is exposed is available on  
[georisques.gouv.fr](http://georisques.gouv.fr)



### Duplex 12 Duranus

Duranus: In a small condominium of 2 apartments. Large duplex facing SOUTH with a beautiful open view of nature, 4 rooms of 94m<sup>2</sup> composed of a kitchen open to a living room with insert fireplace opening onto a terrace of 50 m<sup>2</sup>, 3 bedrooms opening onto a large balcony, 2 bathrooms with WC and a cellar of 42 m<sup>2</sup> Private garden of 200m<sup>2</sup> and a collective swimming pool. General common charges: €25/month Agency fees applied to this property are the responsibility of the seller. For more information, photos or to organize a visit, contact Cyril LHUILIER manager of the RIVIERA agency - ARRIERE-PAYS IMMOBILIER on 06 16 83 13 83 or by e-mail: [contact@rapimmo.com](mailto:contact@rapimmo.com) and come and consult our site to find all our advertisements , search mandate solutions and our sponsorship offer which will allow you to earn money by sponsoring one of your loved ones , see you soon on our website, [www.riviera-arrierepaysimmobilier.com](http://www.riviera-arrierepaysimmobilier.com)

Energy class (dpe) : D - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 1350 and 1880 € (reference year 2021)  
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