

220 000 €

For sale duplex

4 rooms

Surface : 70 m<sup>2</sup>

Surface of the living : 38 m<sup>2</sup>

Year of construction : 1974

Exposition : Sud ouest

View : Dégagée

Hot water : Individuelle

Inner condition : good

Features :

quiet and sunny, Transport: Bus line 790...,

Proximity: Shops, ..., Garage area: 64 m<sup>2</sup>,  
last floor, Double-vitrage, fireplace

3 bedroom

1 terrace

2 show ers

2 WC

1 garage

4 parkings

1 cellar

Legal information

220 000 €

Fees paid by the owner, 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)



### Duplex 22 Puget-Théniers

Puget-Théniers: On the 1st and last floor of a small condominium located close to schools, transport and village amenities. Bright, duplex of 70 m<sup>2</sup> Carrez law or 105.85 on the ground, terraces of 64 m<sup>2</sup> and 10.50 m<sup>2</sup> and a garage of 64 m<sup>2</sup>. On the ground floor: a 64 m<sup>2</sup> garage plus mezzanine and boiler room. On the 1st level: A kitchen open to a living room with fireplace opening onto a terrace of 64 m<sup>2</sup> and a second of 10.50 m<sup>2</sup>, a bathroom with WC and two bedrooms. Upstairs (attic): A bedroom, a hallway and a bathroom with WC. Double glazing, unobstructed view, hot water by cumulus. Condominium property comprising 2 residential LOTS. 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...

Energy class (dpe) : F - Emission of greenhouse gases (ges) : F  
Estimated annual energy between 1610 and 2240 € (reference year 2021)  
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