



## Agence Immobilière Moderne

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# 340 000 €

Fees payable by the vendor

Ref.5676

## Appartement

Passy coteau

Appartement 3 pièces duplex



Number of rooms: 3

Number of bedrooms: 2

Number of bathrooms: 1

Exposition : Sud

View: Dome du Miage et vallée

Location: Passy

Taxe foncière : 658 €

Annual service charge (loi Alur): 2 712 €

Number of lots: 35

Surface area (loi carrez): 51.05 m<sup>2</sup>

Passy Coteau, in a well-exposed residence, on the 2nd floor without elevator, this lovely, bright apartment comprises: an entrance hall with a cloakroom, a living room with a fireplace insert, a beautiful south-facing balcony, a separate fitted kitchen, a bedroom, a bathroom with a shower, and a separate WC. High ceilings.

Upstairs: a mezzanine bedroom, a small room with a large skylight (office or other), an attic, and a dressing area.

Surface area: 51.05 m<sup>2</sup> (Carrez law) + 19.05 m<sup>2</sup> (excluding Carrez law)

A cellar

Outdoor parking for the benefit of the condominium.

Central heating

Heating: Collectif fuel

