

Buy Apartment 3 room(s) 65 m2  
Saint-Erblon (35230)

262 000 €  
6046-03



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### Property presentation

Saint Erblon - 3-room apartment 65.32sqm South - ground floor - terrace 10.50sqm - garden 60.50sqm - secure underground parking. Nestled in a contemporary residence meeting RE2020 standards, this apartment offers a serene and green living environment, while remaining close to amenities and transport. With a surface area of 65.32 sqm, this ground floor apartment benefits from a south-facing orientation, bathed in natural light. It opens onto an entrance with a closet, leading to a large, bright living room with an open kitchen, extended by a 10.50 sqm terrace and a 60.50 sqm private garden. The sleeping area consists of two bedrooms, one of which has a closet, as well as a shower room, separate toilet and a storeroom. Secure underground parking completes this property. - Information on the risks to which this property is exposed is available on the Géorisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr). Non-contractual photos - Suggestions for developments

Condominiums of 19 units. Annual expenses : 950 euros.

#### Further information

- Reference : 6046-03
- City : Saint-Erblon
- Rooms : 3
- Bedrooms : 2
- Shower rooms : 1
- Restrooms : 1
- Floor : 2
- Levels : 1
- Surface : 65m<sup>2</sup> \*
- Land surface : 60m<sup>2</sup> \*
- Heater : Individuel, Radiateur
- Parkings : 1
- Parking type : Sous-sol
- Facilities : Elevator - Balcony
- Exposure : Sud
- Price : 262 000 €

#### Energy expenditure

