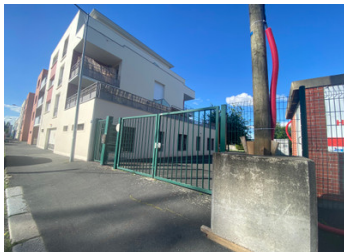


76100 Rouen - Bright 39m2 studio, on 3rd and top floor with lift, nice view, parking, cellar.

EXCLUSIVE



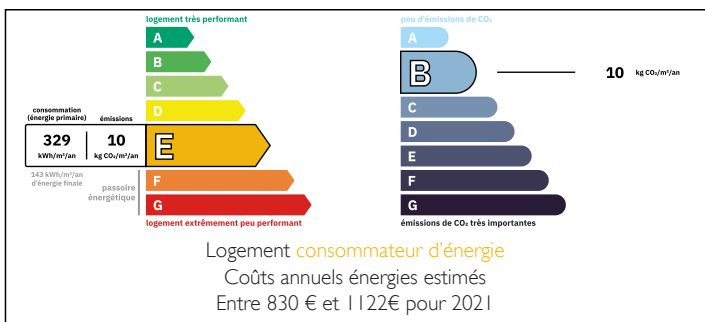
INFORMATION

Town:	Rouen
Department:	Seine-Maritime
Bed:	1
Bath:	1
Floor:	39 m2
Plot Size:	0 m2

IN BRIEF

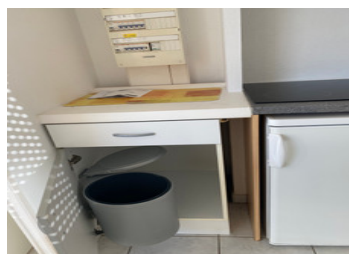
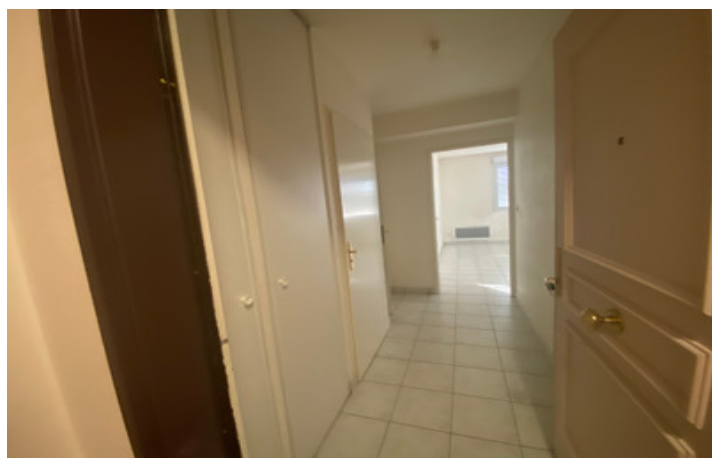
76100 Rouen - Spacious studio of 39.18m2 (see pictures and floorplan). On the 3rd and top floor with lift of a recent secure and well-maintained residence built in 2008. Ideally located, close to shops and transport. No work needed and ready to move into, bright, south facing, with 3 large windows, overlooking a quiet courtyard, no vis-à-vis offering a lovely clear view of the spire of Rouen Cathedral. It includes an entrance, a bright main room (bedroom possible by putting a partition), a separate open fitted kitchen, a bathroom and a separate toilet. An indoor parking space and a cellar complete this property. In very good condition, ideal rental investment. Rental potential of around €500/month. Individual electric heating. Share of freehold 136/10000.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Excellent energetic performance :

329 E / 10 B

Estimated annual housing energy costs between €830 and €1122/year.

Individual electric heating.

Apartment composed of 1 lot (lot 135) -

Total habitable --> 39.18m2 with a covered parking and a cellar.

Studio details: entrance 4.90m2, main room 29.00 m2; Kitchen 4.50 m2; Bathroom 4.26m2; WC 1.40m2.

Percentage share --> 136/10,000 of the common areas of the building.

Without work. Recent building from 2008.

Bright and quiet overlooking the courtyard, this apartment is ideal for a rental investment. Charges of around €200/quarter and property tax of around €1070.

Co-owned building of 150 units
Provisional annual charges: 780€

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 1095 EUR

Taxe habitation: EUR

NOTES