

256 000 €

Buying apartment

7 rooms

Surface : 212 m<sup>2</sup>

View : Village

Hot water : Individuelle électrique

Inner condition : good

Features :

calm, double glazing

4 bedroom

2 showers

1 WC



### Apartment 8520-01 Lucéram

IN LUCERAM: Charming 7 room apartment of 227.45 m<sup>2</sup> in total area in DUPLEX  
This property is composed of an independent kitchen, 4 bedrooms including 1 bedroom with shower. One having a shower room and the other a bathroom. There is also an additional room which can be used as an office or an open bedroom. All on 3 quiet floors. The total area is 136.87 m<sup>2</sup> including 110.50 m<sup>2</sup> under Loi Carrez. There is ..... charge and the land is .... €/year Ideal for a big family. Close to all amenities, primary school, college, bakery, pharmacy, doctors.... Total Carrez law area: 212.86 m<sup>2</sup> Total floor area: 227.45 m<sup>2</sup> Contact me for more information : 360,000 € HAI Agency fees payable by the seller No proceedings in progress Thierry IPPERTI on 07 57 57 58 72 [BBii.fr](http://BBii.fr) [t.ipperti.bbii@gmail.com](mailto:t.ipperti.bbii@gmail.com)  
Fees and charges :  
256 000 € fees included

Document non contractuel  
22/10/2024 - Prix T.T.C



**3 AGENCES A VOTRE SERVICE - Téléphone 04 97 22 24 83 - Siège : 30 rue Mgr A.Daumas - 06300 Nice**  
7 Quai du vieux port - 06 230 Saint Jean Cap Ferrat / Montohan 22480 Canihuel

Document non contractuel - Barème de prix disponible sur notre site internet

SIRENT 51396597000025 - SARL capital 15 000€ - CPI 0605 2018 000 034 099 Délivrée par la CCI NICE COTE DAZUR - LLOYD'S G.F. LEGA  
104317 : 110 000€ - RCP LEG 103904