

220 000 €

**For sale duplex**

**4 rooms**

**Surface : 70 m²**

**Surface of the living : 38 m²**

**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 m²,  
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 m² Carrez law or 105.85 on the ground, terraces of 64 m² and 10.50 m² and a garage of 64 m². On the ground floor: a 64 m² 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 m² and a second of 10.50 m², 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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