



L'AGENCE & VOUS

CÔTE D'EMERAUDE

259 000 €

Buying appartement

3 rooms

Surface : 65 m²

Surface of the living : 25 m²

Year of construction : 2023

Exposition : Est

Amenities :

Balcon surf. : 6.60, ascenseur, Accès handicapé, Assainissement : Tout à l'égout, Type de résidence : sécurisé, Ref Cadastre : 772150000B0811, Digicode, Double-vitrage, Energie Eau : GAZ, Interphone, Visiophone

2 bedroom

1 bathroom

1 WC

2 parkings

Legal information

259 000 € fees included

4,16% VAT of fees paid by the buyer (249 000 € without fees), well condominium(3 lots in the condominium), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://www.georisques.gouv.fr).



Appartement Gretz-Armainvilliers

L'Agence&Vous, Océane VITTE 0760797820, offers you this very beautiful apartment located on the 2nd floor of a new, secure residence equipped with an elevator, this modern apartment offers comfort and practicality with low co-ownership charges and a ten-year guarantee until 2033. With a surface area of 66 m², it consists of: - an entrance with a closet - a bright living/dining room with open-plan kitchen, giving access to a sunny balcony - two bedrooms: one with a built-in wardrobe and the other with a dressing room - a modern bathroom - separate toilet Its advantages: 2 secure underground parking spaces. A rare property, combining modern comfort, brightness and tranquility, ideal for a main residence or a rental investment. Information on the risks to which this property is exposed is available on the Géorisques website <http://www.georisques.gouv.fr>

Energy class (dpe) : C - Emission of greenhouse gases (ges) : C
Document non contractuel - 23/04/2026



L'Agence et Vous - 39 bd du Villou - 35800 Dinard

Tél: 02 99 20 13 54 - oceane@lagenceetvous.bzh - www.lagenceetvous.bzh

RCS 888788700SIRET 88878870000019 - Document non contractuel - Barème de prix disponible sur notre site internet