



LITTORAL & CAMARGUE

*L'immobilier*

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219 000 €

**For sale apartment**

**4 rooms**

**Surface : 94 m²**

**Year of construction : 1960**

**Exposition : Est ouest**

**View : Citadine**

**Hot water : Individuelle gaz**

**Inner condition : good**

**Features :**

double glazing, calm, Volets roulants électriques

3 bedroom

1 terrace

1 bathroom

1 cellar



### Apartment SNM-80 Rouen

ROUEN District Prefecture Immediate proximity Faculty of Law L&C Immobilier offers for sale this beautiful F4 on the 1st floor of a building on rue du Pré de la Bataille in Rouen. It consists of an entrance, large equipped kitchen 14m² (access to a small exterior ideal for a lunch break), 3 beautiful bedrooms, living room of 24m², shower room, separate toilet. Ideal investor for shared accommodation thanks to its immediate proximity to the Faculties. Its advantages: low co-ownership charges, bright. Volunteer trustee, no work required on the building. No major work required!! The apartment is equipped with double glazing, electric roller shutters, recent shower room and electricity. Large cellar and/or bicycle room.

#### Legal information

219 000 €

Fees paid by the owner, well condominium, annual current expenses 456 € (38 € monthly), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr)

Energy class (dpe) : D - Emission of greenhouse gases (ges) : D  
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