

## BEAUSOLEIL - L'AVANT SCENE - 3 ROOMS

Reference 922025G



### DESCRIPTION OF THE PROPERTY

Located on the 4th floor of a secure residence, discover this beautiful 86 m<sup>2</sup> apartment, fully furnished. It comprises a living room with a fully equipped kitchen, two bedrooms, a bathroom, a shower room and a separate toilet. The property also features two terraces and a private parking space. The residence is equipped with a lift, an intercom system and fibre-optic internet access.

**Euro 3 700**

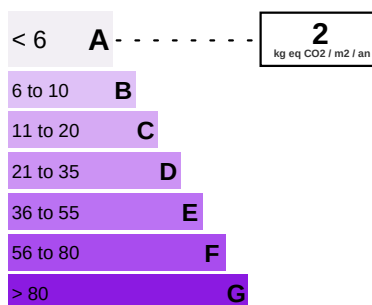
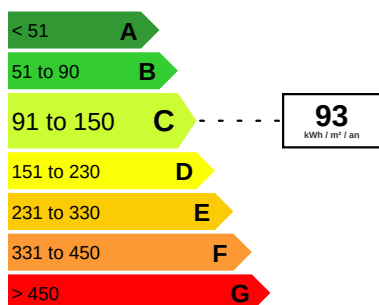
### FEATURES

|                                 |                           |                                  |                           |
|---------------------------------|---------------------------|----------------------------------|---------------------------|
| City                            | <b>Beausoleil</b>         | Monthly rent including charges : | <b>Euro / month 3 800</b> |
| Monthly rent excluding charge : | <b>Euro / month 3 700</b> | Monthly charges :                | <b>Euro 100</b>           |
| Rental deposit amount :         | <b>Euro 7 600</b>         | Recovery of rental charges :     | <b>Annual provision</b>   |
| Agency fees :                   | <b>Euro 1 100</b>         | Animals accepted :               | <b>No</b>                 |
| Charges co-ownership :          | <b>Euro / month 110</b>   | Syndicate status :               | <b>Ad hoc mandatory</b>   |

**JLR IMMO**

Monday: 09:00–13:00 / 14:00–18:30 Tuesday: 09:00–13:00 / 14:00–18:30 Wednesday: 09:00–13:00 / 14:00–18:30 Thursday: 09:00–13:00 / 14:00–18:30 Friday: 09:00–13:00 / 14:00–18:00 Saturday: Closed Sunday: Closed

|                                  |                        |                                           |                        |
|----------------------------------|------------------------|-------------------------------------------|------------------------|
| Protection plan :                | <b>No</b>              | Honorary payable by :                     | <b>the buyer</b>       |
| Date of energy audit :           | <b>07/24/2025</b>      | Maximum amount of energy costs :          | <b>Euro / year 937</b> |
| Minimum amount of energy costs : | <b>Euro / year 693</b> | Amount of expenditure based on the year : | <b>789</b>             |
| Carrez surface :                 | <b>86 m²</b>           | Number of bedrooms :                      | <b>2</b>               |
| Terrace surface :                | <b>27 m²</b>           | Number of terrace :                       | <b>2</b>               |
| Type of parking :                | <b>Garage</b>          |                                           |                        |



Date of energy audit : 07/24/2025







