

1 150 € / month

**Location house**

**3 rooms**

**Surface : 93 m²**

**Surface of the living : 21 m²**

**View : Citadine**

**Hot water : Electrique**

**Inner condition : excellent**

**Amenities :**

double glazing, calm

2 bedroom

1 terrace

1 bathroom

1 shower

2 WC



## House 313 Arles

Three-story townhouse located in the sought-after Roquette district, just steps from the Rhône, shops, and parking facilities. Charming recently renovated house featuring on the ground floor a living room and a separate toilet. On the first floor, a bedroom and an office (or small bedroom), a bathroom with toilet, and a shower room. On the second floor, an open-plan kitchen opening onto a lovely terrace. A mezzanine. In the basement, a spacious cellar of approximately 30 m². Reversible air conditioning. Available immediately. A file will be required for viewings.

**Fees and charges**

Monthly rent 1 150 € with charges including 45 € provision for charges with annual settlement %} (excluding charges 1 105 €).

575 € VAT of fees paid by the tenant (including 200 € VAT for state of the property), 1 105 € for security deposit,

Energy class (dpe) : B - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 770 and 1100 € (reference year 2021)  
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Document non contractuel - Barème de prix disponible sur notre site internet