

208 000 €

**Buying townhouse**

**3 rooms**

**Surface : 45 m²**

**Year of construction : 1900**

**Exposition : Est**

**View : Citadine**

**Hot water : Electrique**

**Inner condition : good**

**External condition : good**

**Couverture : tiles**

**Amenities :**

double glazing

2 bedroom

1 terrace

2 showers

1 WC

1 cellar

#### Legal information

208 000 € fees included

4,00% VAT of fees paid by the buyer (200 000 € without fees), no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## Townhouse 294 Arles

Charming townhouse located in the old center of Arles in the picturesque district of La Roquette, ideal with a terrace and patio overlooking the city rooftops, where history and modernity meet. Its 3-level layout offers a surface area of 45 m² (Carrez law). On the ground floor, you will find a living room with its fitted kitchen, on the first floor a bedroom with a shower room area, on the top floor a second bedroom with a shower room. Heating is provided by electric radiators. The interior has been completely renovated. The house is semi-detached, ensuring a harmonious integration into its environment. The amenities include double glazing. This house is ideal for a small family or a couple and also for seasonal rentals with excellent profitability. Don't miss this opportunity! The old town center of Arles, located in postal code 13200, is a place steeped in history and heritage. It's a picturesque spot where historic buildings, beautiful...

Energy class (dpe) : C - Emission of greenhouse gases (ges) : A  
Estimated annual energy between 680 and 960 € (reference year 2021)  
Document non contractuel - 28/06/2025



Agence AVLC - 32 route de la Crau - 13200 Arles

Tél : 04 90 97 72 79 - [avlc13460@orange.fr](mailto:avlc13460@orange.fr) - [www.avlc-immo.com](http://www.avlc-immo.com)

Carte professionnelle CPI 1301 2018 000 025 331 - SIRET 502 592 058 00031

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