

**858 € / month**

**Rentals apartment**

**3 rooms**

**Surface : 73 m<sup>2</sup>**

**Surface of the living : 34 m<sup>2</sup>**

**Hot water : Individuelle**

**Inner condition : good**

**Features :**

Type of residence: secure, double glazing, gated, calm

2 bedroom

1 terrace

1 shower

1 WC

2 parkings



**Apartment 5149 Nîmes**

Rental of a T3 apartment located on the ground floor of a recent residence to the west of Nîmes. It consists of a living room opening onto an open fitted kitchen (including high and low storage units, hob, hood), 2 bedrooms, one with cupboard, a bathroom, a separate toilet and a pantry with washing place. -laundry. Outside, it has a terrace and a 70m<sup>2</sup> garden and a storeroom. - individual gas boiler It comes with 2 private parking spaces. The residence is located close to amenities (pharmacy, bakery, supermarket, etc.) and in a quiet environment. The Nîmes University Hospital is located 3 km and 2 km from the "valdegour" Tram'Bus stop, line 2. As for the rent 796€. security deposit €756 Fees: visit, drafting of lease, inventory of fixtures

**Fees and charges**

Monthly rent 858 € with charges including 45 € provision for charges with annual settlement %} (excluding charges 813 €).

952 € VAT of fees paid by the tenant (including 220 € VAT for state of the property), 813 € for security deposit,

Energy class (dpe) : B - Emission of greenhouse gases (ges) : B  
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RCS 524921350 Toulouse - Code NAF 6831Z - SIRET 52492135000020 - Garantie financière : GALIAN 120 000 €

Document non contractuel - Barème des prix disponible sur notre site internet