

## Price on application

**Apartment for sale**

**2 rooms**

**Surface : 64 m<sup>2</sup>**

**Surface of the living space : 30 m<sup>2</sup>**

**Year of construction : 2024**

**Exposure : Nord**

**View : Sans vis à vis**

**Hot water : Individuelle électrique**

**Indoor condition : Neuf**

**Standing : Résidentiel**

**Building condition : Neuf**

**Benefits :**

lift, double glazing, gated, air conditioning

1 bedroom

1 terrace

1 shower

1 WC

**Energy class (old measure) : C**

**Climate class : A**

Document non contractuel

17/01/2026 - Prix T.T.C



## Apartment ref. 807V377A Orange

**For Sale – Charming pied-à-terre in Orange**

**2 rooms with mezzanine – New**

At the top of a superb 18th-century building, fully and carefully restored, discover this contemporary cocoon nestled on the 4th floor, accessible by elevator.

Air-conditioned and bathed in light, the apartment offers a spacious living room with an open kitchen, enhanced by high ceilings that create a truly spacious feel. A 9 m<sup>2</sup> mezzanine harmoniously completes this living space, ideal for an office, a reading area, or an extra sleeping area.

A comfortable bedroom, a modern bathroom with WC, and above all, a covered terrace of 9 m<sup>2</sup>, not overlooked, where it is good to enjoy the mildness of Provençal evenings.

An elegant, turnkey pied-à-terre, combining the character of the old with the modernity of the new, in the historic heart of Orange.

**Fees and charges :**

Annual recurring charges 600 €

In condominium



Silvy Immobilier - 44 Cours Aristide Briand - 84100 Orange

Tél: 04.90.34.67.58 - contact@silvy-immobilier.com - [www.silvy-immobilier.com](http://www.silvy-immobilier.com)

RCS Avignon 908 404 125 - SIRET:908 704 125 00016

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