

**970 € / month**

**Location apartment**

**2 rooms**

**Surface : 40 m²**

**Surface of the living : 20 m²**

**Exposition : Est**

**View : Citadine**

**Hot water : Individuelle électrique**

**Inner condition : good**

**Amenities :**

double glazing, calm, electric shutters

1 bedroom

1 shower

1 WC



**Apartment 59 Le Perreux-sur-Marne**

The LUCIO REAL ESTATE agency offers you this charming **\*\*DUPLEX\*\*** of 40m² for rent. The property is furnished. It consists of an entrance leading to a bright living room with a fitted and equipped kitchen area. A spiral staircase leads to a landing that gives access to a large bedroom with storage and a bathroom with toilet. Located 300m from the center of Le Perreux-sur-Marne, the location is ideal for its tranquility as well as easy access to public transportation and shops. It is possible to acquire this property through a 1-year lease with purchase option (LOA). In this case, the tenant pays monthly rent excluding charges + a savings amount that will be deducted from the purchase price at the end of the year. This document is contractual and signed by a notary. For any additional information and to schedule a visit, please contact: Rodolphe LUCIO 06.65.18.33.45

**Fees and charges**

Monthly rent 970 € with charges including 50 € provision for charges with annual settlement %} (excluding charges 920 €).

720 € VAT of fees paid by the tenant (including 120 € VAT for state of the property),

Energy class (dpe) : E - Emission of greenhouse gases (ges) : B  
Estimated annual energy between 790 and 1100 € (reference year 2021)  
Document non contractuel - 05/09/2026



Lucio Immobilier

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