



## Apartment in Heart of Town

### معلومات الوكيل

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### تفاصيل الاعلان

عقار لل: تخفيض السعر  
السعر: EUR 295,000

### موقع

بلد: France  
الدولة / المنطقة / المحافظة: Bourgogne-Franche-Comte  
مدينة: Dijon  
الرمز البريدي: 21000  
نشر: 02/09/2024  
وصف:

REDUCED in price - In the Monge / Cite Internationale de la Gastronomie district of Dijon, a stone's throw from the train station and the city centre. Come and visit without delay this magnificent duplex located on the second and last floor of a completely rehabilitated condominium (common areas, roof, facade). It is a 3-room apartment with two master bedrooms, recently renovated with high-end materials.

On the ground floor we find: a very bright living room, open fitted and equipped kitchen, separate toilet. A first landing serves a bedroom with its bathroom, and upstairs a second landing serves the second bedroom with shower room.

The property is sold fully furnished (brands and quality) so it is ready for rental for investors.

Electric underfloor heating and air conditioning.

Condominium charge: 960 Euro year.

Property tax: 700 Euro a year.

Although subject to the legal status of the Co-ownership.



Number of lots: 4. Annual co-ownership charges (average annual amount, share of the seller's forecast budget): 960 Euro a year.

No procedure in progress.

The department of Cote d'Or department is located in the north east of the stunning Burgundy region. The department was created in around 1790 and it is the only French department where the name does not originate from a geographical location. The name 'Cote d'Or' was given because of the gold colour of the vineyards at Beaune during autumn.

Cote d'Or shares borders with the departments of Yonne, Jura, Haute-Saone, Nièvre, Saone-et-Loire, Aube and Haute-Marne. The main town and indeed the prefecture of the department is Dijon, yes where the mustard comes from!

The area, in common with many other French departments, suffered from varied invasions through the centuries, but it managed to develop again and is now famous for its 'art de vivre' heritage and gastronomical delights.

Good wines are in abundance with the famous Route des Grands Crus a personal favourite. This tourist route goes from Dijon to Santenay and offers people the possibility to discover 40+ villages where fine wines of the Cote de Beaune and Cote de Nuits St George are produced.

Famous villages such as Gevrey-Chambertin, Nuits-Saint-Georges, Beaune, Pommard, Vosne-Romanee, Meursault or Puligny-Montrachet belong to Cote d'Or. The department offers therefore outstanding landscapes with the numerous vineyards and an unspoilt nature.

We at Cle France specialise in Property for sale in France through our network of Agents and French Registered High Street Estate Agents. We have sold thousands of houses for sale in France over the years and have helped many find and buy their dream home in France.

We can also help you with everything to do with buying a house in France including getting a mortgage, organising currency exchange, renovation advice, property surveys, planning permission, French translation, opening a bank account and everything to do with French property sales.

All our prices are quoted as FAI (agency fees included) unless otherwise stated and 'notaire' fees are around 7% (on average) but feel free to ask us for an exact amount on any particular French property for sale you are interested in.

Indeed please feel free to use the 'MAKE AN ENQUIRY' tab above to ask us any questions you have about buying a property in France. Our UK based enquiry office and staff will guide you through the entire buying process step by step from your first contact right up to taking ownership and beyond, all free of charge.

So when you buy through Cle France you can be confident that you are paying no more than the standard



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commission rates you would pay anyway, but you have the added benefit of a bi-lingual support team.

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## مشترك

2

غرف نوم:

2

الحمامات:

## Utility details

نعم فعلا

Heating:

## Rental details

نعم فعلا

Furnished:

## Lease terms

Date Available:

## Contact information

IX6.052.552

IMLIX ID:

