



## First Floor Apartment in Heart of Town



### Agenten-Info

Name:	David Evans
Name der Firma:	Cle France Ltd
Land:	Vereinigtes Königreich
Erfahrung seit:	
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	
Art der Immobilie:	Wohnungen, Häuser
Telefon:	+44 (1440) 820-358
Sprachen:	English, French
Webseite:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	USD 178,606.22

#### Standort

Land:	Frankreich
Staat/Region/Provinz:	Bourgogne-Franche-Comte
Stadt:	Dijon
Postleitzahl:	21000
Veröffentlicht:	29.07.2024

#### Beschreibung:

REDUCED in price - Dijon Clemenceau, located on the 1st floor, double apartment including entrance, kitchen open to the living room, 3 bedrooms, bathroom with toilet. Quality renovation with fitted and equipped kitchen, fully tiled and optimised bathroom, double glazing, electricity redone, inertia radiators.

Optimised layout without loss of space.

Different possibilities to organise the space: 2 bedrooms and office or extension of the living room and 2 bedrooms.

A cellar in the basement completes this property.

Garage possibility extra.

Proximity to city centre, shops, transport (tram, ring road, etc).

The department of Cote d'Or department is located in the north east of the stunning Burgundy region.



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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.

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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.

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## **Allgemein**

Schlafzimmer: 3  
Badezimmer: 1



## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID:

IX5.948.681

