



## Duplex Apartment with Garden



### Information de l'agent

Nom:	David Evans
Nom de compagnie:	Cle France Ltd
Pays:	Royaume-Uni
Expérience since:	
Type de service:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
Site web:	<a href="https://clefrance.co.uk">https://clefrance.co.uk</a>

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 384,816.44

#### Location

Pays:	France
Indicatif régional:	33000
Soumis:	17/06/2024

#### Description:

Located in a secure residence, newly renovated, pretty apartment of 88 m2 of living space, duplex and garden level, in perfect condition. Quiet setting benefiting from a 23 m2 terrace, facing West, this duplex apartment offers you an entrance, a living room and its open kitchen, a WC. Upstairs a corridor opens onto 3 bedrooms with wardrobe, a bathroom, a dressing room.

Reversible climate control.

A double garage of 25 m2 as well as a cellar complete this quality property.

Like a house in a condominium.

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

Monthly charges: 142 Euro.

Property tax: 1815 Euro.

The department of Gironde is the home to some of the world's most celebrated vineyards in the wine



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region of Bordeaux, such as those in Medoc west of the river Gironde and towards the more hilly area of St-Emilion. Agriculture is important to the economy and you will see grapes, kiwi fruit, strawberries and prunes growing everywhere.

Around Bergerac many tobacco fields are found and the forests of Landes produce a large quantity of timber for flooring, roofing and cladding.

Arcachon is famous throughout France for its oysters and it is possible to see the oyster beds most days at low tide. Property in the region is well sought after and many houses are a 'villa' style reminiscent of the houses further south.

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

For everything you need to know about French property visit [www.clefrance.co.uk](http://www.clefrance.co.uk)

## **Commun**

Chambres:	3
Salle de bains:	1
Dimesions du lot:	23 m <sup>2</sup>

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID: IX5.834.894



IMLIX

**Marché immobilier IMLIX**  
<https://www.imlix.com/fr/>

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