



## Duplex Apartment in Heart of Town



### Informazioni sull'Agente

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### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	EUR 335,000

### Posizione

Nazione:	France
Stato / Regione / Provincia:	Bourgogne-Franche-Comte
Città:	Dijon
Cap:	21000
Pubblicato:	23/09/2024

### Descrizione:

Discover this magnificent duplex apartment located on the top floor of a secure residence, in the popular Port du Canal district of Dijon. Offering a view of nature, this property of more than 100 m<sup>2</sup> on the ground (74 m<sup>2</sup> Carrez) has been completely renovated with quality materials. Enjoy a superb bright living room thanks to large roof windows, with a new fitted kitchen. This apartment has 2 comfortable bedrooms, each on two different levels, as well as a modern shower room with a toilet and another separate toilet upstairs. A cellar and a private parking space complete this property.

The location is ideal, in the heart of a green environment while remaining close to all amenities. You will be close to the Cite de la Gastronomie, shops, public transport (including Tram) and the city centre.

DPE: C / A. Individual electric heating and Reversible air conditioning.

Elevator.

Charges 2040 Euro per year.



Property subject to the legal status of the Co-ownership. Number of lots: 12.

Annual co-ownership charges (Average annual amount, share of the seller's forecast budget): 2,040 Euro.

No proceedings 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.

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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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### **Comune**

Camere da letto: 2  
Bagni: 1

### **Room details**

Indoor Features: Fitted kitchen

### **Utility details**

Heating: Sì

### **Building details**

Building Amenities: Elevator

### **Lease terms**

Date Available:

### **Contact information**

IMLIX ID: IX6.085.432

