



Beautiful Apartment with a View from Terrace



Agent Info

Naam:	David Evans
Bedrijfsnaam:	Cle France Ltd
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Experience since:	
Service Type:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
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Languages:	English, French
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Advertentie details

Vastgoed voor:	Koop
Prijs:	EUR 145,000

Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Bourgogne-Franche-Comte
Plaats:	Dijon
Postcode:	21000
Geplaatst:	07-10-2024

Omschrijving:

Beautiful 46m2 one-bedroom apartment with balcony - 1st floor - Very bright We offer you a magnificent, fully renovated 46m2 one-bedroom apartment, ideally located on the 1st floor of a secure, quiet and wooded residence. This very bright property offers a pleasant living environment, perfect for a young couple, a single person or a rental investment. Main features: Living area: 46m2 Number of rooms: 2 rooms (one-bedroom) Balcony: Spacious balcony overlooking a garden, perfect for enjoying the sunny days or for creating a relaxation area. Floor: 1st floor with elevator, facilitating daily access. Interior layout: Living room/lounge: Bright living room with large French window and motorised roller shutters in the living room and kitchen, giving direct access to the balcony. Fitted and equipped kitchen: Modern and functional kitchen, also with access to the balcony, ideal for convivial moments. Bedroom: Spacious bedroom with a large fitted wardrobe, offering optimized storage space. Bathroom: Spacious and well-lit, perfect for everyday use. Separate WC: Very practical functionality. Hallway: With fitted wardrobe, for even more storage.

Comfort and services:

Quality joinery: Double-glazed windows offering excellent thermal and acoustic insulation.

Individual gas heating: Economical and efficient for optimal comfort all year round.



Private cellar: Ideal for additional storage.

Private parking: Secure outdoor parking space with Stoppark.

Secure residence: Access by videophone and fence for increased security.

Environment and location: Proximity to shops: A stone's throw from shops and amenities for an easier daily life. Schools and services: Close to schools and public services (pharmacy, post office, etc.), ideal for families or young professionals.

Gastronomic city: A few minutes from the Gastronomic City, a place dedicated to culinary culture.

Energy class: DPE: Class C, guaranteeing good energy performance and controlled expenses. This apartment is a real opportunity combining comfort, security and proximity to amenities. Do not miss the opportunity to visit this bright and perfectly furnished apartment where you will only have to put down your suitcases.

Apologies for the For Sale overlay on the images, this particular agent is in a very competitive sector and wishes to protect their images from being copied. If you want to see clean images of this listing simply Make an Enquiry and we will respond.

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 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

Algemeen

Slaapkamers:	1
Badkamers:	1
Lot Afmeting:	15 m ²

Utility details

Heating:	Ja
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Building details

Building Amenities:	Elevator
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Rental details

Furnished:	Ja
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Lease terms

Date Available:	
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Contact information

IMLIX ID:	IX6.159.919
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IMLIX

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