



## Detached House with Garden



### Agent Info

|                   |   |
|-------------------|---|
| Naam:             | David Evans   |
| Bedrijfsnaam:     | Cle France Ltd  |
| Mistlampen:       | United Kingdom  |
| Experience since: |   |
| Service Type:     | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments, Houses  |
| Telefoon:         | +44 (1440) 820-358  |
| Languages:        | English, French   |
| Website:          | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### Advertentie details

|                |             |
|----------------|-------------|
| Vastgoed voor: | Koop        |
| Prijs:         | EUR 262,500 |

### Locatie

|                             |            |
|-----------------------------|------------|
| Aanbevolen Auto Onderdelen: | France     |
| Postcode:                   | 73730      |
| Geplaatst:                  | 20-01-2025 |
| Omschrijving:               |            |

In the picturesque town of Rognaix (73730), this large house on 650 m<sup>2</sup> of flat land. Comprising 126 m<sup>2</sup> of living space (with the possibility of adding 54 m<sup>2</sup> of attics on the same level as 2 bedrooms), it also has 89 m<sup>2</sup> of annexes. It consists of an entrance, a living room opening onto a balcony, a kitchen, 5 bedrooms, a bathroom, a shower room and a toilet. On the garden level, a basement completes this large family home with garage, boiler room/laundry room, workshop and cellar.

Heating is individual with oil.

Despite the work required, this house offers great potential and its property tax is very low (680).

Rognaix is a quiet town located between Albertville (73200) and Moutiers Tarentaise (73600), 5 minutes from La Bathie (73540).

There is a school, a private college in the neighbouring town, school transport (middle and high school) and urban transport to Albertville, as well as small shops (bakery, La Poste and others) in Cevins which is a neighbouring town ( 10 minutes walk).

You have questions? Would you like to arrange a viewing appointment?

We at Cle France specialise in Property for sale in France through our network of Agents and French



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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)

## **Algemeen**

|               |                    |
|---------------|--------------------|
| Slaapkamers:  | 5                  |
| Badkamers:    | 2                  |
| Lot Afmeting: | 650 m <sup>2</sup> |

## **Utility details**

|          |    |
|----------|----|
| Heating: | Ja |
|----------|----|

## **Lease terms**

Date Available:

## **Contact information**

|           |             |
|-----------|-------------|
| IMLIX ID: | IX6.591.502 |
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