



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:	https://clefrance.co.uk

Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 115,000

Standort

Land:	Frankreich
Staat/Region/Provinz:	Bourgogne-Franche-Comte
Stadt:	Dijon
Postleitzahl:	21000
Veröffentlicht:	28.09.2023

Beschreibung:

Apartment to Renovate with Garage and Cellar - Ideal Location Located at 14 rue de Bellevue, close to the train station, shops and tram, this T3 apartment offers an exceptional opportunity for investors and buyers looking to personalise their living space . With a strategic location, this property combines practicality and investment potential. Key Characteristics of the Property: Privileged Location: The proximity to the train station, shops and tramway makes it an extremely practical location for daily life. Residents enjoy easy access to public transportation as well as a variety of amenities.

Investment Opportunity: Being located in a low-cost condominium, this apartment offers an attractive investment opportunity. In addition, the necessary renovation work could generate a tax-advantaged land deficit, offering long-term financial advantages.

Interior Layout: The apartment is located on the raised ground floor, making it easily accessible. It includes a living room that can be converted into a small bedroom, a bright dining room with access to a balcony, a closed kitchen, a bathroom and a separate toilet. A master bedroom, an entrance hall with a large closet complete the interior space.



Additional Storage Spaces: The property is also accompanied by a garage and a cellar, offering practical storage spaces to meet your daily needs.

Individual Gas Heating: The apartment is equipped with individual gas heating, offering personalized control over the interior temperature.

Potential Customisation: With a renovation, this apartment can be transformed into a living space that precisely meets your tastes and needs.

The interior design possibilities are vast, allowing you to express your creativity and create a unique home.

Visits on Financing Agreement: Visits to the property are only possible upon presentation of a prior financing agreement.

This ensures the seriousness of the visits and optimises the efficiency of the process. In conclusion, this T3 apartment to renovate with garage and cellar offers an attractive investment opportunity in a strategic location.

By taking advantage of the favorable location, tax advantages and customisation potential, buyers have the opportunity to create a living space that perfectly meets their needs and aspirations.

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

Number of lots: 90.

Annual co-ownership charges (average annual amount, share of the seller's forecast budget): 758.

No procedure 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.

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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.

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

Allgemein

Schlafzimmer: 2
Badezimmer: 1

Versorgungsdetails

Heizung: Ja

Mietbedingungen

Verfügbar ab:

Kontaktinformation

IMLIX ID: IX4.952.257



IMLIX

IMLIX Immobilienmarkt
<https://www.imlix.com/de/>

