



## Grange A



### Στοιχεία μεσίτη

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Όνομα:            | David Evans                                                   |
| Όνομα εταιρείας:  | Cle France Ltd                                                |
| Χώρα:             | United Kingdom                                                |
| Experience since: |                                                               |
| Τύπος υπηρεσίας:  | Selling a Property                                            |
| Specialties:      |                                                               |
| Property Type:    | Apartments, Houses                                            |
| Τηλέφωνο:         | +44 (1440) 820-358                                            |
| Languages:        | English, French                                               |
| Site:             | <a href="https://clefrance.co.uk">https://clefrance.co.uk</a> |

### Στοιχεία καταχώρησης

|              |               |
|--------------|---------------|
| Ακίνητο για: | Πώληση        |
| Τιμή:        | USD 70,112.92 |

### Τοποθεσία

|                       |            |
|-----------------------|------------|
| Χώρα:                 | France     |
| Ταχυδρομικός κωδικός: | 73730      |
| Δημοσιεύθηκε:         | 06/08/2025 |
| Περιγραφή:            |            |

We have recently taken on a lot of new agents in France who are adding hundreds of new listings every week, there is a delay in translating these listings into English but we are making good progress.

If you want any particular property listing translated or simply want more information then just use the 'Make an Enquiry' button or contact us via the property listing and we will prioritise the translation for you.

Apologies for the triangle 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.

À la recherche d'un projet avec un rendement interessant? Cette grange mitoyenne par un cote, situee au cœur du village savoyard de Rognaix, offre un excellent potentiel d'investissement. D'une surface exploitable comprise entre 70 et 80 m2, avec un sous-sol en plus, ce bien vous permettra d'envisager la creation d'un logement T3 ou T4, ideal pour une residence principale ou de la location. Un petit terrain complete le bien, situe en contrebas de la batisse, permettant d'amenager un espace exterieur ou un stationnement. Des travaux de renovation complets sont a prevoir (gros űuvre et second űuvre), mais le potentiel de valorisation est reel, que ce soit pour une mise en location ou une revente. Les raccordements



aux reseaux (eau, electricite, assainissement) sont a verifier. Le tout est propose au prix de 60 000 € frais d'agence inclus. Ce bien constitue une belle opportunit   pour tout investisseur souhaitant se positionner dans une zone calme, a proximite d'Albertville, dans un environnement recherche pour son cadre de vie. Une question ? Envie d'en savoir plus ? Nos conseillers sont a votre ecoute pour vous accompagner dans votre projet.

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)

## **Κοινά**

Μέγεθος αυλής:

205 τ.μ

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

IX7.400.828

