



## Apartment in Great Location



### 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:         | USD 183,554.69 |

### Locatie

|                             |            |
|-----------------------------|------------|
| Aanbevolen Auto Onderdelen: | France     |
| Postcode:                   | 73200      |
| Geplaatst:                  | 10-02-2026 |
| Omschrijving:               |            |

Prime Location | No Work Required | Ideal for Investors or First-Time Buyers. In the heart of Albertville (73200), just a 2-minute walk from Place de l'Europe, you'll be charmed by this lovely 51.05 m2 (Carrez law) 2-bedroom duplex apartment, located on the 3rd and top floor of a small, low-maintenance building. A rare find in this area, ready to move into or rent out immediately, offering an excellent balance of location, comfort, and profitability.

Key features that make all the difference:

- Bright apartment, - Fitted kitchen opening onto a living room with a balcony, - Shower room with WC on the main level,
- Upstairs: 2 small attic bedrooms, bathroom, and WC, - Private storage room on the landing: a real bonus in the city center,
- Individual gas heating,
- Very low condominium fees.

A safe and profitable investment: - Property tax: €850/year, - Condominium fees: only €350/year. Ideal for a turnkey rental investment or a hassle-free primary residence.



Technical information: - Living area (Carrez Law): 51.05 m<sup>2</sup>, - Energy Performance Certificate (EPC): C & Greenhouse Gas Emissions (GHG): C, - Condominium with 6 main units (4 apartments + 1 commercial space), - No ongoing legal proceedings.

A strategic location: Shops, schools, train station, services, underground parking - everything is within walking distance, while enjoying a quiet and convenient environment. Don't miss this opportunity.

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.

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)

Conditie: Good

## Algemeen

Slaapkamers: 2  
Badkamers: 1  
Lot Afmeting: 15 m<sup>2</sup>

## Room details

Indoor Features: Fitted kitchen

## Utility details

Heating: Ja



# IMLIX

**IMLIX Vastgoedmarkt**  
<https://www.imlix.com/nl/>

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## Lease terms

Date Available:

## Contact information

IMLIX ID:

IX8.167.221

