



## Superbe Duplex T4 Dernier Etage Avec Balcon Et 2 Garages A



### Agent Info

Name: David Evans  
 Company: Cle France Ltd  
 Name:  
 Country: United Kingdom  
 Experience since:  
 Service Type: Selling a Property  
 Specialties:  
 Property Type: Apartments, Houses  
 Phone: +44 (1440) 820-358  
 Languages: English, French  
 Website: <https://clefrance.co.uk>

### Listing details

Property for: Sale  
 Price: USD 487,053.69

### Location

Country: France  
 ZIP code: 73200  
 Posted: Aug 06, 2025  
 Description:

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.

EN EXCLUSIVITE, vivez l'exception au cœ̃ur de Gilly-sur-Isere ! Dans une copropriete recente de 2022 avec ascenseur, decouvrez ce magnifique appartement T4 en duplex, situe au dernier etage, alliant confort, volume et modernite. D'une superficie de 125,10 m2 habitables, ce bien rare se compose : - Au premier niveau : une entree accueillante, une spacieuse piece de vie baignee de lumiere et ouverte sur un grand balcon ideal pour vos moments de detente, un salon cathedrale, une cuisine moderne et entierement equipee, 2 chambres dont une avec rangements, une salle d'eau, un WC independant, et un cellier/buanderie tres pratique. - À l'etage : Une mezzanine ouverte sur le salon, parfaite en coin bureau ou lecture, une suite parentale avec son dressing, sa salle d'eau privative et un WC separe. - Cote



stationnement, vous bénéficiez de deux garages en sous-sol, dont un spacieux de 21,61 m<sup>2</sup>. Prestations et confort : - Chauffage urbain et eau chaude inclus dans les charges de copropriété, - Entretien des parties communes et espaces verts compris, - Residence récente, aux normes actuelles, avec ascenseur.  
Localisation : À Gilly-sur-Isère, dans un environnement calme, tout en étant proche des commodités, des axes routiers et des écoles.

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)

## **Lease terms**

Date Available:

## **Contact information**

IMLIX ID:

IX7.400.983

