



Apartment mezzanine

AUXERRE (89)

119 000 €*

* Agency fees to be paid by the seller



78 m²



3 pièce(s)



2 chambre(s)

PROPERTY DESCRIPTION

For sale, in the heart of the historic city center of Auxerre, beautiful bright and spacious apartment type 3 with 90 m² (78.38 m² Carrez law). It is located on the 3rd floor of a small condominium. There are secret places in the old towns which are real gems, hidden behind beautiful big period doors. I suggest you push one of them, past the porch, you enter a closed courtyard. You are then in a quiet place and protected from the hustle and bustle of the city. It is ideally located close to all amenities, shops, schools, doctors, buses... You will fall in love with this magnificent atypical apartment with its beautiful volumes. It will offer you a breathtaking view of the Clock Tower, Saint Etienne Cathedral and the beautiful Saint Pierre Church. This attic apartment consists of a large entrance hall opening onto a large cathedral living room of 46 m², a kitchen of 9 m², a bathroom with shower, two bedrooms, plus a mezzanine that can serve as a 3rd bedroom, separate WC. You also have a cellar with a window of 11.50 m². Laminate flooring, armored door, double-glazed windows, intercom, city gas heating and hot water, with individual water heater. Do you like beams, places that have a history... Are you looking for a warm place that looks like you? So, I invite you to contact me quickly. I am waiting for you to visit this little gem! Nombre de lots de la copropriété : 17, Montant moyen annuel de la quote-part de charges (budget prévisionnel) : 1380€ soit 115€ par mois. Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that CapiFrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our CapiFrance website directly. We look forward to finding your dream home!



Nathalie EEKEN

AUXERRE (89000)

Agent

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AUXERRE

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 817788

Property type Apartment mezzanine

Floor number 3

Floors count 3

Exposure E-W

View Vue dégagée, sur Toits, sur Ville

SURFACES

Living space 78 m²

Surface Carrez Law 78 m²

Living room surface 46 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 17

Condominium fees 115 €/mois

Share of expenses 1 380 €

COMPOSITION

Number of rooms 3

Number of bedrooms 2

Toilets count 1

Washrooms 1

DPE/GES

DPE 178

GES 35

APPENDIX

Cellar 1

Videophone Non

SERVICES

Heater gaz

Kitchen aménagée

Interpcom Yes



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Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle