



Apartment

CHAMBERY (73)

236 000 €*

* Agency fees to be paid by the seller



78 m²



3 pièce(s)



2 chambre(s)

PROPERTY DESCRIPTION

Welcome to this elegant T3 apartment located at 7 rue Jules Ferry in Chambéry, offering a luxury residence with a modern style. Main characteristics: Address: 7 rue Jules Ferry, 73000 Chambéry Floor: 2nd floor out of 7 with elevator Number of bedrooms: 2 Living room: Spacious and bright, opening onto a small covered terrace facing west Kitchen: Open and fully equipped with materials quality Brightness: Bathed in natural light Strong points: Ideal location: In the heart of Chambéry, close to shops, schools, public transport, the pedestrian zone, cycle paths and access to the VRU. Layout: Welcoming living room and open kitchen for convivial living. Exceptional Brightness: Large windows provide an abundance of natural light throughout the day. Comfortable rooms: Two spacious rooms ideal for family living. Other characteristics: Fully equipped bathroom: Use of beautiful materials with quality fittings. Built-in cupboards: Practical storage space everywhere Central heating: Optimal comfort all year round. Annexes: Cellar sold with the apartment, and possibility of acquiring a garage next to the residence for an additional €20k. Contact: For more information or to arrange a visit, please contact me, Céline Michel Capifrance on 06 70 50 05 59 or by email at celine.michel@capifrance.fr This T3 apartment represents a unique opportunity to enjoy a modern and comfortable living in the heart of Chambéry. Don't miss this chance, plan your visit today! Nombre de lots de la copropriété : 49, Montant moyen annuel de la quote-part de charges (budget prévisionnel)(chauffage compris, syndic, assurance, nettoyage, répartiteurs) : 1820€ soit 151€ 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](http://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!



Céline MICHEL

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Agent

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CHAMBERY

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LE BIEN EN IMAGES



Vue
dégagée et
exposition
Ouest

Vue montagne
Aucun vis-à-vis
Verdure grâce au
collège



S
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N

Entrée
de l'
immeuble

Escaliers en marbre
Accès handicapé
Digicode
Espaces verts privatifs



Vue
dégagée et
exposition
Ouest

Calmé garanti le soir, les
week-ends et les vacances
scolaires

Pas de vis à vis



Profitez
de la belle
luminosité
du salon

DETAILS

GENERAL

Reference 840937

Property type Apartment

Year of construction 1954

Floor number 2

Floors count 7

Exposure West

Vue dégagée, sur Jardin, sur Montagne, sur Toits,
sur Ville

SURFACES

Living space 78 m²

Surface Carrez Law 74.02 m²

Living room surface 32 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 49

Condominium fees 152 €/mois

Share of expenses 1 820 €

COMPOSITION

Number of rooms 3

Number of bedrooms 2

Toilets count 1

Washrooms 1

Terrace 1

DPE/GES

DPE 182

GES 14

APPENDIX

Parking extérieur

Parking space 7

Cellar 1

Videophone Non

SERVICES

Elevator Yes

Kitchen américaine



CAPIFRANCE
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SAS au capital de 100.000 euros

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