



Renovated apartment

CRAN GEVRIER (74)

378 000 €*

* Agency fees to be paid by the seller



94 m²



4 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

Grand Annecy, very beautiful apartment of approximately 94 m² square, renovated with garage of 16.10 m² and cellar of 7.54 m² in the basement, located on the ground floor of a building located in the center of all activities, close to all shops , schools, buses, nursery, close to the train station and the city of Annecy. Offering you a very beautiful living-dining room, large and warm with its fireplace, and its two balconies and one which overlooks an exterior with quiet lawn, opens onto two bedrooms, with in the center, a games room or office, and a bathroom. A third bedroom, pleasant with a cupboard and equipped with storage space. In this apartment there is also a bathroom and a separate toilet. A pretty kitchen tastefully redone and bright with a loggia for storage and a return of exterior light. This tastefully renovated, welcoming and quiet apartment is ideal for a family and all types of situations. I'll let you contact me to discover this charming apartment. Nombre de lots de la copropriété : 108, Montant moyen annuel de la quote-part de charges (budget prévisionnel) : 1200€ soit 100€ par mois, avec Syndic Bénévole. 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!



**Marie-Carmen
RODRIGUEZ**

SEYSSEL (01420)

Agent

RSAC : 484 017 231 00057

Courts service city :
BOURG EN BRESSE

(+33)6 29 18 38 18

LE BIEN EN IMAGES





DETAILS

GENERAL

Reference 841552

Property type Renovated apartment

Year of construction 1963

Exposure TRAVERSANT

View Vue sur Jardin

SURFACES

Living space 94 m²

Surface Carrez Law 94.17 m²

Living room surface 32 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 108

Condominium fees 100 €/mois

Share of expenses 1 200 €

COMPOSITION

Number of rooms 4

Number of bedrooms 3

Number of bathrooms 1

Toilets count 1

Washrooms 1

Balcony 1

DPE/GES

DPE 295

GES 64

APPENDIX

Parking extérieur

Parking space 2

Garage 1

Cellar 1

Videophone Non

SERVICES

Air conditioning Yes

Heater climatisation réversible

Heater bois

Heater gaz

Kitchen aménagée

Interpcom Yes



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

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