

Duplex

GRESY SUR AIX (73)

474 000 €*

* Agency fees to be paid by the seller



131 m²



6 pièce(s)



5 chambre(s)

PROPERTY DESCRIPTION

GRESY-SUR-AIX, EXCLUSIVE! In a small condominium built in 2010, with only 4 apartments, very pretty 6-room duplex on the top floor, 131.21 m² of living space including 107.08 m² Carrez Law. It is composed on the 1st level of an entrance, a living dining room of 36 m² communicating with the kitchen of 11 m², a master bedroom with its large dressing room and its private shower room, a separate toilet, an exposed terrace is 10 m² with unobstructed view of the Revard mountain, a west-facing terrace of 11 m² with unobstructed view of nature and the stream. Upstairs, a hallway, 3 bedrooms, an office, a bathroom with toilet. Underfloor heating on both levels by heat pump. 1 cellar, private outdoor parking and underground parking with electric charging complete this property. This building benefits from excellent insulation which classifies it as DPE B. Ideally located for access to schools, high schools, shops, motorways, medical care... For sports enthusiasts, a pretty hiking trail 4 km will take you through nature to Lake Bourget. Book your visit now... Number of lots in the co-ownership: 19, Average annual amount of the share of charges (projected budget)(Maintenance of gate, garage door, heat pump, insurance, common lighting.): €2,220 or €185 per month. Fees are the responsibility of the seller.

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!



Anne GUIGARD

ANNECY (74000)

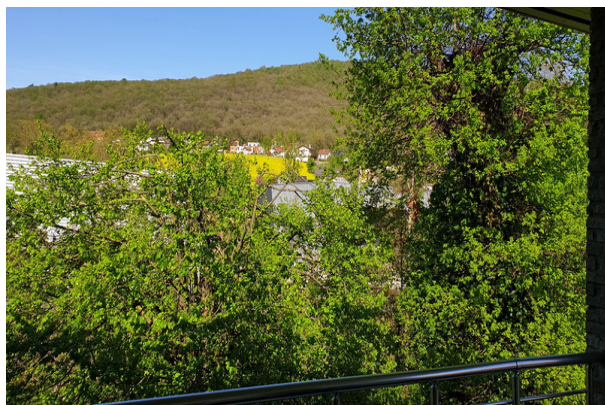
Agent

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 847280

Property type Duplex

Year of construction 2010

Floor number 1

Floors count 1

Exposure E-W

View Vue dégagée, sur Jardin, sur Montagne

SURFACES

Living space 131 m²

Surface Carrez Law 107.08 m²

Living room surface 36 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 19

Condominium fees 185 €/mois

Share of expenses 2 220 €

COMPOSITION

Number of rooms 6

Number of bedrooms 5

Number of bathrooms 1

Toilets count 2

Washrooms 1

Terrace 1

DPE/GES

DPE 101

GES 3

APPENDIX

Parking extérieur

Parking space 1

Cellar 1

Videophone Non

SERVICES

Heater pompe à chaleur

Kitchen équipée