



Apartment with reduced fees

BELLEY (01)

276 000 €*

* Agency fees to be paid by the seller



82 m²



3 pièce(s)



2 chambre(s)

PROPERTY DESCRIPTION

BELLEY: Located in a small new condominium made up of 4 buildings, on the 1st and last floor without elevator, delightful new 3-room apartment of 81.67 m² of living space under Carrez law composed of an entrance, a living-dining room with open kitchen and access to the terrace 12 m²; 2 bedrooms with parquet floors, a bathroom with walk-in shower, a separate toilet. The heating is an individual gas boiler with radiators; all shutters are electric. This apartment faces west and benefits from a cellar and private outdoor parking. Possibility of purchasing an additional garage for €20,000. Ideally located next to Belley hospital and its retirement home and less than 2 km from the city center. Great opportunity! Book your visit now...
Nombre de lots de la copropriété : 34, Montant moyen annuel de la quote-part de charges (budget prévisionnel) : 1200€ soit 100€ 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!



Anne GUIGARD

ANNECY (74000)

Agent

RSAC : 423 840 271 00039

Courts service city :
ANNECY

(+33)6 15 35 03 20

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 856121

Property type Apartment with reduced fees

Year of construction 2024

Floor number 1

Floors count 1

Exposure West

View Vue dégagée

SURFACES

Living space 82 m²

Surface Carrez Law 81.67 m²

Living room surface 38 m²

CONDOMINIUM INFORMATION

Condominium property Yes

Condominium lots count 34

Condominium fees 100 €/mois

Share of expenses 1 200 €

COMPOSITION

Number of rooms 3

Number of bedrooms 2

Toilets count 1

Washrooms 1

Terrace 1

DPE/GES

DPE 127

GES 25

APPENDIX

Parking extérieur

Parking space 1

Cellar 1

Videophone Non

SERVICES

Heater gaz

Kitchen vide



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