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## Charming apartment in a former cloister

Bonneville , Haute-Savoie , Auvergne-Rhône-Alpes



**€332,000**

inc. of agency fees

3 Beds

1 Baths

152 sqm

It is in the center of Bonneville, on the second and last floor of an old cloister dating from the 16th century, that this 152 sqm apartment and its 74.50 sqm convertible attic are located. This apartment...

### At a Glance

Reference MFH-ALPEA1364.EA

Near to Bonneville

Price €332,000

Bed 3

Bath 1

Hab.Space 152 sqm

Pool No

Land Tax N/A

### Property Description

It is in the center of Bonneville, on the second and last floor of an old cloister dating from the 16th century, that this 152 sqm apartment and its 74.50 sqm convertible attic are located.

This apartment is remarkable both for the charm of the old that it presents (high ceilings, fireplace, wooden floor) and for the beautiful volumes that it offers. The main living room is spacious and bright thanks to the full West exposure it enjoys and the three large windows that border it. A balcony overlooking the courtyard

allows you to enjoy a private outdoor space.

Attics of 74.50 sqm make it possible to develop a substantial additional living space.

A closet located on the lower landing offers additional storage space.

Located in a small condominium of two residential lots, and in the immediate vicinity of all shops, amenities and transport (station 9 minutes on foot allowing you to reach Geneva in 50 minutes thanks to the Léman Express), this apartment is an opportunity to seize (investor or buyer looking for a unique property to magnify).

Renovation work is to be planned to restore it to its full nobility and make it an exceptional product.

Property subject to the co-ownership regime: 3 lots including 2 residential lots -

No procedure in progress.

Annual condominium fees: EUR2'585.16.

ENERGY CLASS : G / CLIMATE CLASS : E.

Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2021: between EUR3'930 and EUR5'360.

Housing with excessive energy consumption: Class G The law requires that the level of energy performance of the property, currently class G, be included, from January 1, 2028, between class A and class E.

More photos on request .

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ESPACES ATYPIQUES GENEVOIS LEMAN

Condominiums of 3 units (No proceedings in progress).

Annual expenses : 2585.16 euros.

## Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€332,000

## Key Information

Year Built:	1600
Internal Area:	152 sqm
Property Features:	
• Balcony:	1

## Location: Auvergne-Rhône-Alpes



## Gallery



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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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