

[Click to view MFH-LAC2634](#)

## Spacious townhouse in the city center

Vitry-le-François , Marne , Grand-Est



**€337,000**

inc. of agency fees

6 Beds

2 Baths

370 sqm

Wonderfully bright and spacious town house property located in the city center of Vitry-le-François in the Marne area. Perfect to enjoy and discover the Champagne area with friends or family !

### At a Glance

**Reference** MFH-LAC2634

**Bed** 6

**Near to** Reims

**Bath** 2

**Pool** No

**Price** €337,000

**Hab.Space** 370 sqm

**Land Tax** €3300.00

### Property Description

This fabulous bright town house offers 370 sq.m of spacious living area, with 2 living rooms, 2 bathrooms and 6 bedrooms. The property is ideally located in the city center of Vitry-le-François with all amenities and schools in the Marne area.

### THE ACCOMMODATION

#### On the First floor

- a hall
- a first living room
- a dining room
- an open and full-equipped kitchen
- a walk-in closet
- separated toilets
- a second living room on mezzanine floor

### **Second floor**

- 4 bedrooms
- a bathroom with toilets
- a stockage place

### **Third floor**

- 2 bedrooms
- a bathroom with toilets

### **ADDITIONAL INFORMATION**

- garage, basement and an attic.
- central gas heating
- tax fonciere 3,300 euros/year
- in very good condition

*It's the perfect house to enjoy the Lac du Der and the Champagne area with friends and family!*

## Environment & Surroundings

Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓

## And Before You Ask

Condition:	Very good
Heating System:	Central heating (gas)
Currently lived in:	Yes
Drainage:	Connected to mains town system
Land Tax:	€3300.00

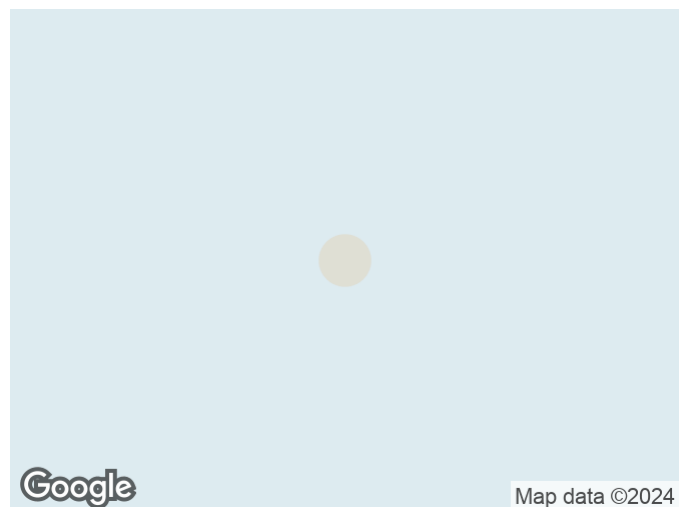
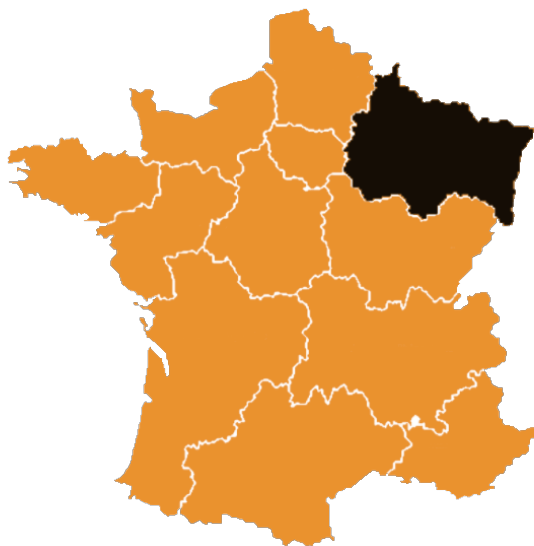
## Summary

Property type:	Town house
Bedrooms:	6
New Home?	No
Bathrooms	2
Price	€337,000

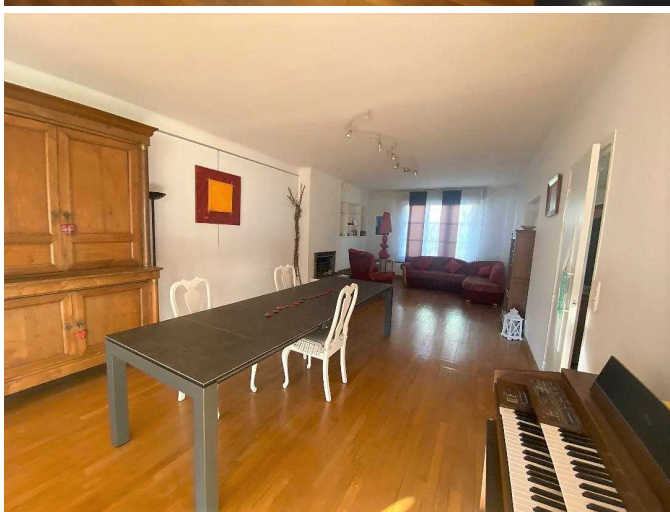
## Key Information

Internal Area:	370 sqm
Floor:	3
Number of Fireplaces:	2
Has a Wine Cellar	Yes
Has Attic Space:	Yes
Has an Office / Study?	Yes
Has a Terrace?	Yes
Has ADSL/Broadband?	Yes
Has Satellite TV	Yes

## Location: Grand-Est



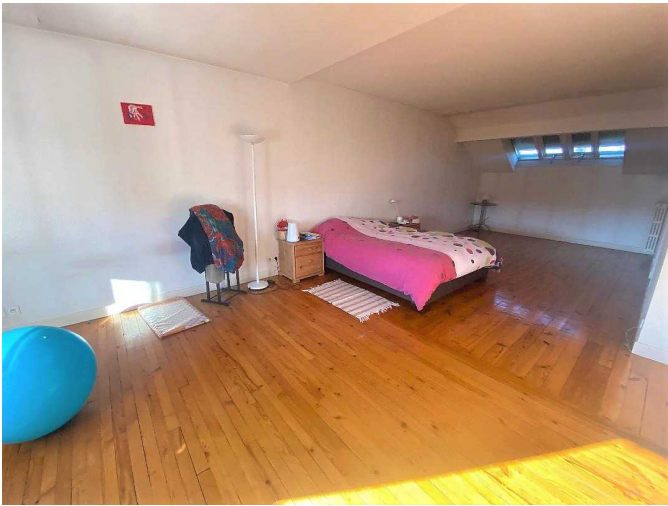
## Gallery











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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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