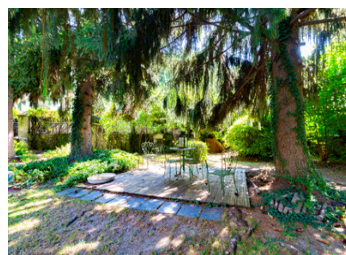


Beautiful town property with large garden and separate cottage for sale in Moutiers, close to 3 Valleys skiing

EXCLUSIVE



INFORMATION

Town:	Moûtiers
Department:	Savoie
Bed:	5
Bath:	3
Floor:	243 m ²
Plot Size:	909 m ²

IN BRIEF

This characterful house, from the 1920s, is located just 2 steps from the city centre, yet out of sight.

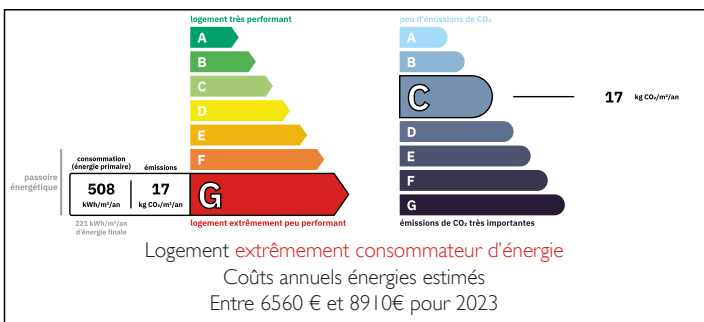
Don't be fooled by its location, once through the gate, the incredible garden and terraces surrounding the property offer a real oasis of greenery and calm!

Full of charm and authenticity, the house will seduce you with its generous volumes, its noble and ancient materials (solid wood floors, period tiles, woodwork, fireplaces...)

The property also includes a recently renovated detached house that can accommodate friends, family or why not, to consider a bed and breakfast activity or to set up your company?

It is also ideal as a family home and offers numerous possibilities for development according to your project.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

This charming property, located a few steps from the centre of Moûtiers and its train station, is only 20 minutes away from Méribel and 30 minutes from other 3 Valleys ski resorts (Courchevel, Les Ménuires).

Main house - 220 m² *

On the Ground floor

Entrance hall

Dining room more than 25 m²

Veranda

Living room of about 17m²

Kitchen

Office

Toilet

On the 1st floor

Dressing room (about 10 m²)

Bedroom 1 (15 m²) - terrace 10 m²

Bedroom 2 (15m²)

Bedroom 3 (10m²)

Bathroom

Shower room with WC

On the 2nd floor

Bedroom 4

Attic (to be fitted out) □ 50 m²

Basement of about 50m² splitted in 3 rooms

Independent house - 23.42 m² Loi Carrez

Living room with kitchen area □ 11.44 m²

Bedroom

Shower room with WC

Garden shed

Courtyard for parking 3 vehicles

Terrace surrounding the property

*Living area 169.59 m² according to article R111-2 of the CCH + attic of 50 m² (> 1.80 m)

LOCAL TAXES

Taxe foncière: 2300 EUR

Taxe habitation: EUR

NOTES