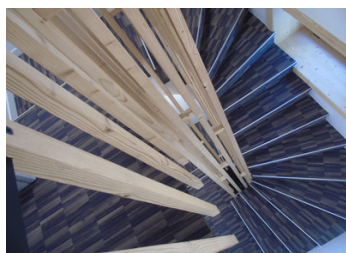


Completely renovated chalet close to Briançon made of ground floor apartment and vast chalet on upper floor.

EXCLUSIVE



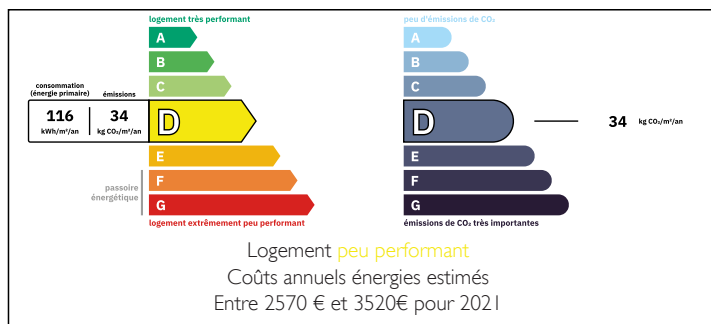
INFORMATION

Town:	Briançon
Department:	Hautes-Alpes
Bed:	7
Bath:	7
Floor:	285 m2
Plot Size:	1644 m2

IN BRIEF

This is a superb newly renovated 7 bedroom chalet with great income potential. The 5 double bedrooms all come with their own shower rooms and there is a further 2 bedroom apartment on the ground floor which can be used as an integral part of the whole chalet.

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.



NOTES

DESCRIPTION

The Chalet...

This recently renovated chalet has been given a complete makeover which included insulation, electric and plumbing. The work has been done to a very high standard with every detail professionally finished.

The chalet has 5 double bedrooms all with their own dedicated shower rooms and also a 2 bedroom apartment on the ground floor which can also be used as part of the larger chalet. The new look property has bespoke lighting and new windows and doors throughout.

The ground floor entrance takes us past the 2 bedroom apartment which has been configured such that either one or both of the bedrooms can be used with the rest of the building. There is a fitted kitchen and doors leading out to the south facing terrace. On this level we have the service room which houses the fuel heating system and laundry. There is a lower cellar for extra storage.

On the first floor is the main living area where the kitchen / dining and lounge area are part of one vast open plan room. The kitchen is modern and fully fitted. There is a new wood burning fire and double doors lead out to the spacious balcony that overlooks the garden.

There are 2 bedrooms on this level and also a large sauna.

Upstairs are 3 further spacious bedrooms and a separate bathroom with tub.

The property comes with a double garage and the current owners also...