

4 Bedroom Townhouse, town centre location close to all amenities. Ideal rental investment. Sold furnished

EXCLUSIVE



INFORMATION

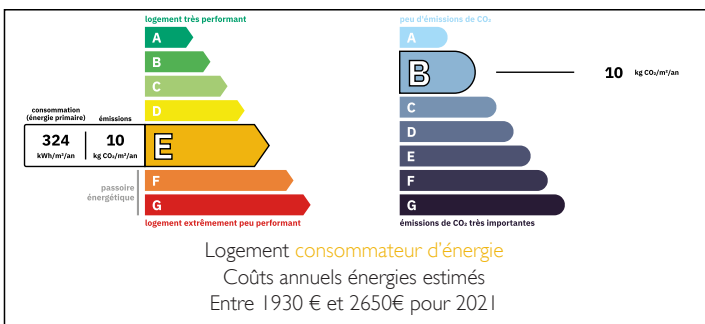
Town:	Le Bourg-d'Oisans
Department:	Isère
Bed:	4
Bath:	2
Floor:	99 m2
Plot Size:	0 m2



IN BRIEF

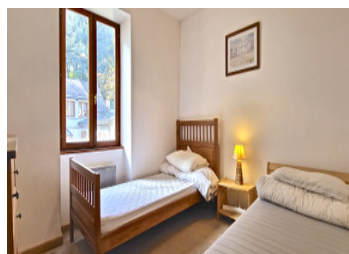
This spacious townhouse was renovated completely 15 years ago including a new roof. The property is located in the town center close to all amenities. Ideal for the very popular cycling rental market in Le Bourg d'Oisans or for a family with children at school in the area. The property comprises four floors and can easily accommodate 8 guests.

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

The house comprises on the ground floor, an entrance hallway, sitting room & open kitchen plus vaulted cellar in the basement

1st floor – 2 bedrooms, bathroom with bath and separate WC.

2nd floor – 2 Bedrooms, bathroom with shower and separate WC

3rd floor - Attic room

From may to October there is an excellent rental market for road cyclists and tourists that come to the area. This is mainly due to Bourg d'Oisans' world-wide reputation for being central to the many famous cycling routes of the Tour De France especially the 21 bend climb to Alpe d'Huez. Bourg d'Oisans also serves as a base for skiers in the winter months as it offers the choice to easily access several ski domains, namely Alpe d'Huez, Les Deux Alpes, Oz & Vaujany & Omon. A new telecabin linking Bourg d'Oisans directly to the Alpe d'Huez ski area is scheduled to be completed by 2029 and will be a real game changer for the town all year round. At present the closets gondola linking into the Alpe d'Huez ski area is located in Allemond, a short 8 km drive away.

LOCAL TAXES

Taxe habitation: EUR

NOTES

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>