To renovate - Ideal flat for ski lovers near the 3 Valleys, Paradiski and Pralognan

EXCLUSIVE

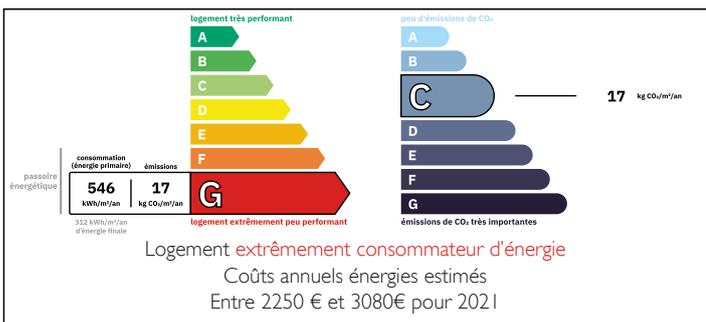## INFORMATION

Town:	Planay
Department:	Savoie
Bed:	3
Bath:	1
Floor:	80 m2
Outside Space:	3 m2

IN BRIEF

Located in the heart of an exceptional mountain environment, this charming flat offers a unique opportunity for ski and mountain lovers. Nestled on the top floor of a small three-storey residence, this property offers remarkable potential for a personalised renovation.

Its proximity to ski resorts also makes it an attractive investment for holiday rentals.

ENERGY - DPE

logement très performant

A		
B		
C		
D		
E		
F		
consommation (énergie primaire)	émissions	
546	**17**	**G**
kWh/m²/an	kg CO₂/m²/an	

passoire énergétique

312 kWh/m²/an d'énergie finale

logement extrêmement peu performant

peu d'émissions de CO₂

A
B
C — 17 kg CO₂/m²/an
D
E
F
G

émissions de CO₂ très importantes

Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2250 € et 3080€ pour 2021

DESCRIPTION

The flat comprises :
- a bright 19 m² living room
- a spacious 15 m² bedroom with stunning mountain views
- a 9 m² bedroom with a large wardrobe
- bathroom, separate toilet
- an 8 m² kitchen

AND there is also a separate 12 m² bedroom, providing additional space for guests or as part of the flat.

A garage and cellar provide additional storage space for ski equipment, bicycles and other gear.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES