

Semi-detached 3 bedroom house with large garden and studio apartment, for sale in Aigueblanche



INFORMATION

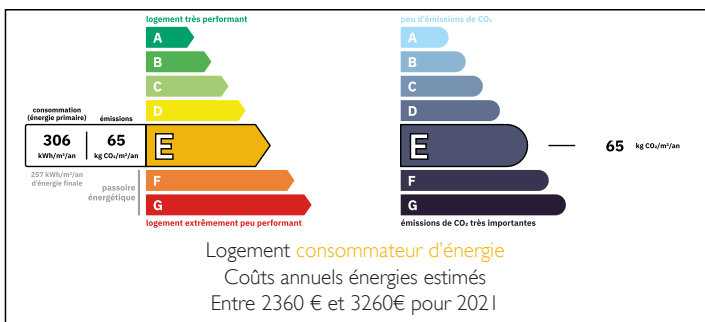
Town:	Grand-Aigueblanche
Department:	Savoie
Bed:	3
Bath:	3
Floor:	112 m ²
Plot Size:	509 m ²

IN BRIEF

This bright and spacious semi-detached house is located in the picturesque village of Le Bois, Aigueblanche. Boasting a total floor area of 130m², this property includes a separate 21m² studio apartment, a vaulted cellar, and a large garden with a garage. With 95m² of habitable space spread over three floors, the home features an open plan kitchen and living area, three double bedrooms, and a versatile office area, making it perfect for families. It also offers the added potential of additional rental income.



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

On the ground floor of this property you'll find the 21m² studio with independent access and a small, shared garden area of 40m². The boiler room is also efficiently located on this level as well as a large garden and a garage with road access. The expansive private garden provides a beautiful outdoor space with incredible views of the surrounding mountains.

Ascending to the first floor, you'll discover the open plan kitchen and living area, which extends out onto a large terrace area. The first double bedroom can be found on this level as well as a bathroom, WC and a small landing which could easily be used as a dressing area.

The second floor of the property features two double bedrooms under the eaves, an additional bathroom with WC and an additional office space making this floor both functional and flexible.

This lovely property also offers plenty of potential for extension, perhaps out over the terrace or using some of the constructible land offered by the large garden area. There is huge amount of opportunity to create your dream home here, in the heart of the French Alps.

Aigueblanche is perfectly positioned at the crossroads of several ski resorts, making it an ideal hub for winter sports enthusiasts. Beyond its winter charm, it serves as an excellent gateway to a variety of summer activities. This popular valley town boasts a variety of local shops and restaurants. Moreover, it features an outdoor pool, multiple campsites, and serves as...

LOCAL TAXES

Taxe foncière: 531 EUR

Taxe habitation: EUR

NOTES