

House with 2 apartments of 2 bedrooms with rental potential, 15 min to Valmorel and 3 Valleys ski resorts.

EXCLUSIVE



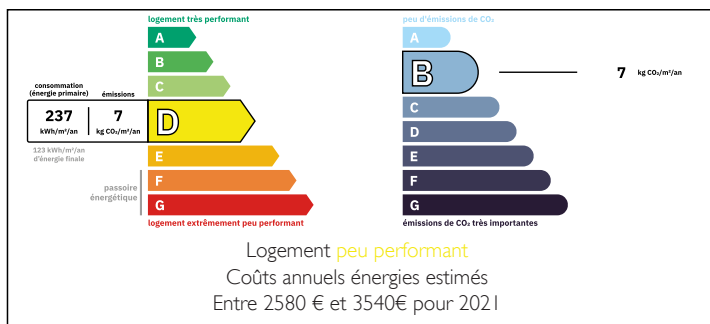
INFORMATION

Town:	Grand-Aigueblanche
Department:	Savoie
Bed:	4
Bath:	2
Floor:	187 m2
Plot Size:	710 m2

IN BRIEF

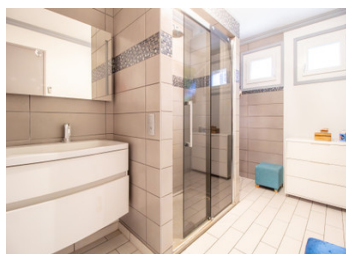
Located in Aigueblanche, door way of Tarentaise, 15min away from Valmorel and 3 Valleys ski resorts, this southfacing house is very peaceful and walking distance from all amenities. Divided in 2 apartments of about 80 m²each and with 2 bedroom each, it offers plenty of living space over three levels, ideal for a family or rental investment. Also the property has the potential for another 2 rooms apartment on the ground floor.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Come and visit this nicely renovated South facing detached house made of 2 apartments with 2 bedroom each, garage and development potential of another 1 bedroom appartement.

1st flat (1st floor) :

Large south-facing living-dining room with open-plan kitchen (33 m²) opening onto a balcony.

1 bright bedroom with large wardrobe (15 m²)

1 bedroom with large wardrobe and workspace. (15 m²)

1 modern shower room.

Separate WC for added convenience.

2nd flat (2nd floor) :

Large and cosy south-facing living/dining room with open-plan kitchen (37 m²) and pellets-burning stove.

1 bedroom with dressing room (16 m²)

1 bedroom with large wardrobe (13 m²)

1 convertible mezzanine offering great potential for creating a storage area, study or additional bedroom.

1 spacious shower room with backlit mirror

1 separate WC.

Ground floor:

2 rooms that could be converted into an independent flat, for rental or a personal project.

1 large garage with space for several vehicles.

Exterior: The house is centred on a large garden, providing a pleasant outdoor space, ideal for relaxing with family or entertaining friends.

Highlights:

Two independent flats, perfect for a large family or rental investment.

Great conversion potential on the ground floor.

South-facing, providing plenty of natural light throughout the day.

Spacious garden for relaxing outdoors.

Don't wait any longer to discover this unique property and its potential. Contact us to arrange a viewing!