

Stylish 320m2 Victorian villa divided into 3 apartments for sale near Aix-les-Bains, the Riviera of the alps



## INFORMATION

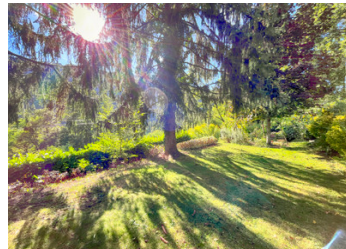
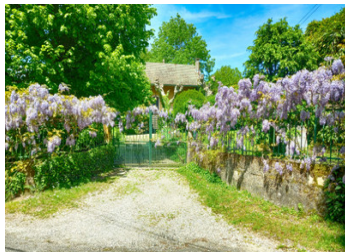
Town:	La Biolle
Department:	Savoie
Bed:	6
Bath:	3
Floor:	319 m2
Plot Size:	2000 m2

## IN BRIEF

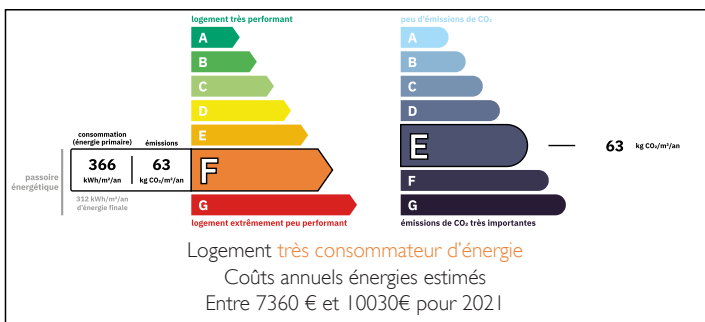
Located in an exclusive area of La Biolle, 8km north of Aix-les-Bains, this splendid example of a Victorian era villa has authentic charm in a peaceful county side setting. Very close to the Col de la Chambotte with wonderful views over Lac de Bourget and only 10km from the top of the lake.

The main 4 bed apartment with 168m2 of habitable space over 2 floors, has many original features, classic high ceilings and French windows onto the stylish terrace with a grand entrance via the impressive stone staircase. At garden level there is a 49m2 one bed apartment and a spacious 102m2 apartment which can be reconfigured to have 3 bedrooms

All 3 apartments require modernising to make a modern home with classic style and perfect for a large family, gîte accommodation or long-term letting revenue

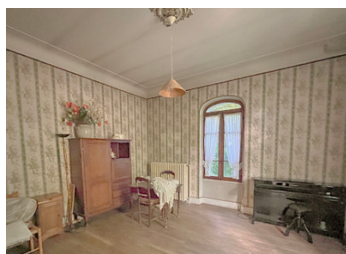


## ENERGY - DPE



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

Duplex Apartment 168m<sup>2</sup>

Terrace Level

- Living room - 22m<sup>2</sup>
- Office - 12.5m<sup>2</sup>
- Kitchen - 15m<sup>2</sup>
- Entrance hall - 12m<sup>2</sup>
- Dining room - 22 m<sup>2</sup>
- Bedroom 1 - 16m<sup>2</sup>
- Bathroom + shower - 10m<sup>2</sup>
- WC

First floor

- Bedroom 2 - 19m<sup>2</sup>
- Bedroom 3 - 10m<sup>2</sup>
- Bedroom 4 - 19m<sup>2</sup>

Ground floor apartment – 102m<sup>2</sup>

- Kitchen - 11.6 m<sup>2</sup>
- Bedroom - 13.5m<sup>2</sup> with French window
- Living room - 40m<sup>2</sup>
- Dining room - 12 m<sup>2</sup>
- Toilet block - 16m<sup>2</sup> with WCs, Showers
- Bathroom with WC - 3.5m<sup>2</sup>
- Boiler room 3.8m<sup>2</sup>

2-room apartment – 49m<sup>2</sup>

- Living room / kitchen - 30m<sup>2</sup>
- Bedroom - 13m<sup>2</sup>
- Bathroom + WC - 6m<sup>2</sup>

Outside

- Garden building - 35m<sup>2</sup>

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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