

Recently renovated 3 bedroom apartment for sale in Briançon with garage and garden **OFFER ACCEPTED**,

## EXCLUSIVE



## INFORMATION

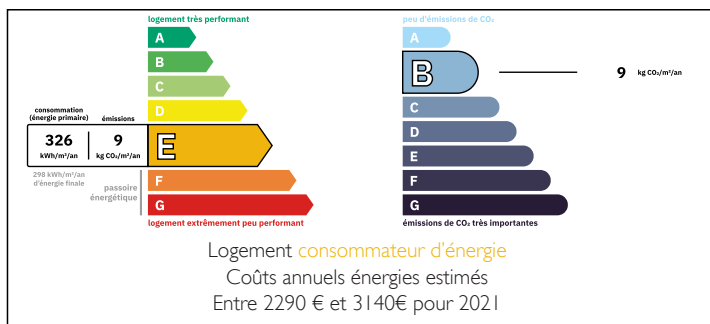
Town:	Briançon
Department:	Hautes-Alpes
Bed:	3
Bath:	1
Floor:	80 m2
Outside Space:	40 m2

## IN BRIEF

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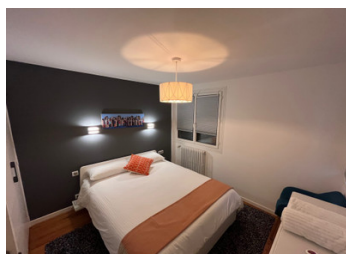


## ENERGY - DPE



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

The Property...

Located in the Salettes area of Briancon, this lovely ground floor apartment is one of only 2 in the building. The property comes with a garage and a well maintained garden.

The entrance to the property is a bright atrium with plenty of space for coats and footwear, as well as room for a bike or two.

Up a small flight of stairs, we enter the apartment kitchen, which has recently been remodelled. It comes fully equipped. The kitchen and living space is an open plan area, with wide windows offering views of the Fort des Tetes and the surrounding forests.

There are 3 double bedrooms with built in cupboards and a modern shower room and separate w.c.

The apartment benefits from a recently installed green heating system that uses a pellet burner combined with solar panels, which heats the 2 apartments in the building. This has separate meters so the bills can be properly divided.

This property would make a nice family home but would also rent very well on AirBnB.

The Area...

The Salettes is a quiet residential area on the upper end of Briancon, located just 150 m from the entrance to the Old Town. On the main road is a pharmacy, boulangerie, and several restaurants. At the top of the road from the apartment is the Fort des Salettes and several footpaths that climb up to the viewing platform at 2000 m altitude.

There...