

Stylish 6-bedroom villa for sale, 10 minutes walk from the vibrant city centre of Chambéry in the French Alps



INFORMATION

Town:	Chambéry
Department:	Savoie
Bed:	6
Bath:	2
Floor:	215 m ²
Plot Size:	1000 m ²

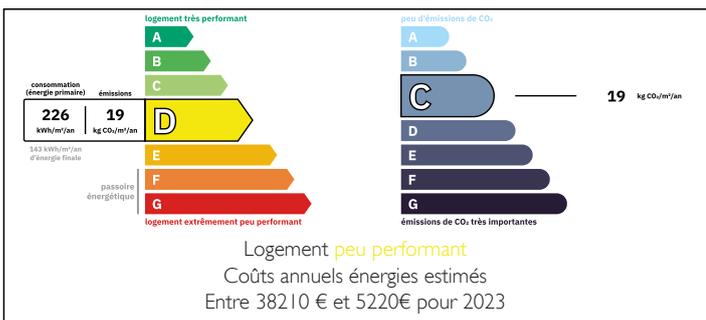
IN BRIEF

Located on the edge of open countryside, this spacious villa offers the best of stylish city dwelling with easy access to the historic centre of Chambéry and the autoroutes to Geneva, Lyon, Grenoble and Albertville. Being so close to the centre, it's the perfect compromise between convenient city life and country pursuits on the doorstep plus easy access to both the Bauges and Chartreuse national parks.

Built in 1968 with generous proportions, the south facing property was renovated by the current owners and extended in 2010. Heating is via a heat pump with a back-up oil fired boiler. The property has a 1000m² plot with electric gated entry and a mature garden including a magnificent wisteria on the balcony. Gravel parking area with a 35m² garage equipped with an electric remote-control door and a car inspection pit.

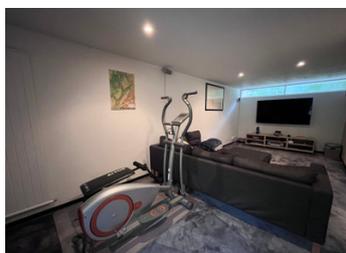


ENERGY - DPE



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

Ground Floor

- Entrance hall – 9m²
- Bedroom 1 / Office – 6m²
- Bedroom 2 – 25m² with office space and the potential for a separate apartment
- Games Room / Cinema – 21m²
- Shower Room – 2.4m²
- WC
- Cellar 1 – 9m²
- Cellar 2 – 9m² connected to Bedroom 2 with bathroom connections available
- Boiler Room / Laundry Room – 7m²
- Garage - 35m² with remote-controlled electric door

First Floor

- Living / Dining Room - 40m² with south-facing balcony and access to the garden
- Well-equipped Kitchen - 21m²
- WC
- Bathroom - 6m² with shower
- Bedroom 3 - 10m²
- Bedroom 4 - 12m²
- Dressing Room - 5m²
- Bedroom 5 - 17m²
- Bedroom 6 - 24m²

LOCAL TAXES

Taxe habitation: EUR

NOTES

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