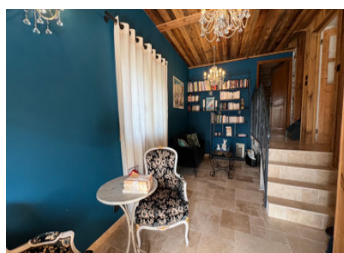
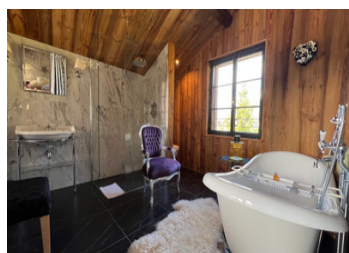


Beautiful 3 bedroom home with stunning terrace close to Bourg Saint Maurice Les Arcs funiculaire.



## INFORMATION

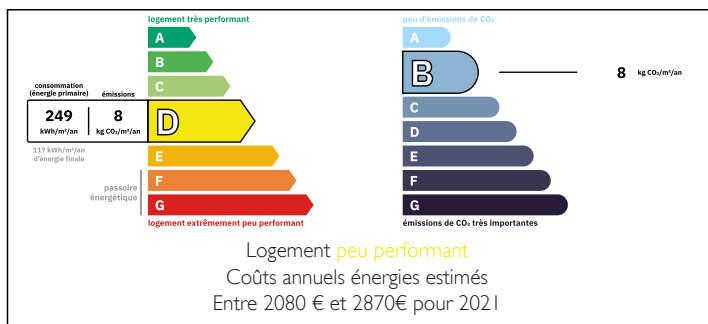
Town:	Bourg-Saint-Maurice
Department:	Savoie
Bed:	3
Bath:	2
Floor:	141 m2
Plot Size:	283 m2



## IN BRIEF

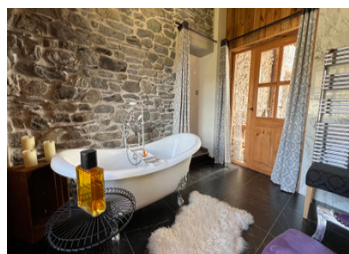
This beautiful house could be used for personal use, rental or even a combination of both by adding a small kitchenette. Ideally situated just a few minutes from Bourg Saint Maurice and the funiculaire the cycle path is just outside the house.

## 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

This lovely situated in Hauteville gondon , just a few minutes from Bourg Saint Maurice. There is a free bus that runs from outside the house to the funiculaire in the winter. The cycle path which runs the length of the Upper Tarentaise is just a few metres away.

The house has been used as a gite, so could easily be used as a rental or as a private house or a combination of both. The house has 2 separate entrances .

The house is laid out as follows . The main part has a door into an entrance with a large shower room , cupboard and separate WC . There is a kitchen diner with lovely views downtime valley , a double bedroom and an additional bedroom which can have bunks or a a high bed and a desk.

There is a second connected area which is an entrance hallway , linary and lounge leading to an inside spa jacuzzi room. There is a flight of stairs that leads up to a lovely lounge with a balcony and also a huge lovely outside covered terrace. there is a beautiful double bedroom leading onto an ensuite bathroom with bath and shower.

There is an owners cave , a small garden and 3 outside parking place with Ev charging. The drive way is heated , The 2 bathrooms are run on 2 separate hot water boilers .

The measurements are as...

## LOCAL TAXES

**Taxe foncière:** 1268 EUR

**Taxe habitation:** EUR

## NOTES