

Ref: A40340SLE73

Price: 521 000 EUR

agency fees to be paid by the seller

Charming village house with 2 flats in Montagny – Vallée, south-facing balconies, convertible attic spac





INFORMATION

Town: Montagny

Department: Savoie

Bed: 5

Bath: 0

Floor: 186 m2

Plot Size: 60 m²











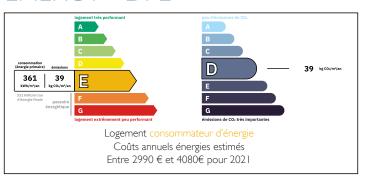


IN BRIEF

In Montagny, just 7 km from Bozel and close to the 3 Vallées ski area and Courchevel Le Praz, this charming house comprises two separate apartments, each measuring approximately 88 m². Ideally south-facing, it offers superb unobstructed views of the valley from its balconies. The cosy living rooms, each with a wood-burning stove, open onto the outside to take full advantage of the alpine setting. In addition, the ground floor comprises a garage, a workshop, a boiler room and a wine cellar. The convertible attic offers great potential for expansion. This house is ideal for a family, a rental investment or a second home just a stone's throw from the slopes and nature.

Translated with DeepL.com (free version)

FNFRGY - DPF



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.



LEGGETT

IMMOBILIER INTERNATIONAL

Ref: A40340SLE73

Price: 521 000 EUR

agency fees to be paid by the seller





LOCAL TAXES

Taxe foncière: 1530 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Village house comprising two flats.

Total surface area: Approximately 180 m² of living space (88 m² per flat).

Orientation: South-facing, panoramic views of the valley.

Upper ground floor flat - Flat I

Living room/dining room/open-plan kitchen with wood-burning stove.

Direct access to the south-facing balcony.

Two bedrooms, one of which opens onto a private terrace.

Shower room.

Separate WC.

First floor apartment

Similar layout: living room/dining room/open-plan kitchen with wood-burning stove and south-facing balcony.

Two bedrooms, bathroom with shower, separate WC.

Convertible attic space offering multiple possibilities (office, bedroom, mezzanine, etc.).

Lower ground floor / Annexes

Entrance hall with storage space.

Spacious garage and adjoining workshop.

Boiler room and wine cellar.

Location & Assets

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr