

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

EXCLUSIVE



INFORMATION

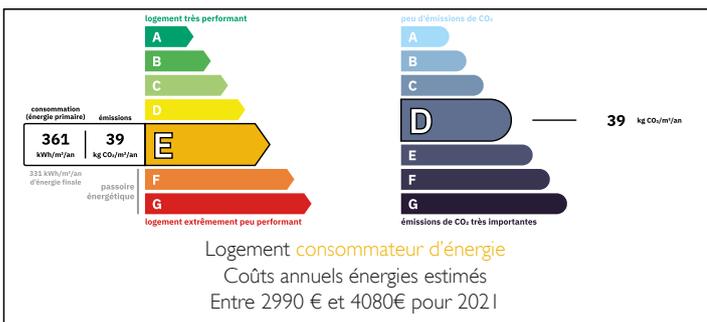
Town:	Montagny
Department:	Savoie
Bed:	5
Bath:	0
Floor:	186 m ²
Plot Size:	60 m ²

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.

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ENERGY - DPE



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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

LOCAL TAXES

Taxe foncière: 1530 EUR

Taxe habitation: EUR

NOTES