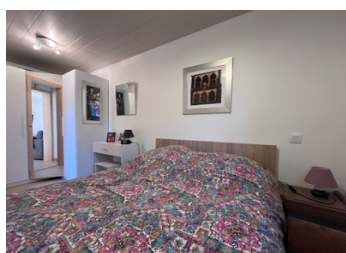


Beautifully renovated 2 apartment chalet for sale in Aillon-Margeriaz, peaceful location and mountain views

EXCLUSIVE



INFORMATION

Town:	Aillon-le-Jeune
Department:	Savoie
Bed:	2
Bath:	2
Floor:	84 m2
Plot Size:	690 m2

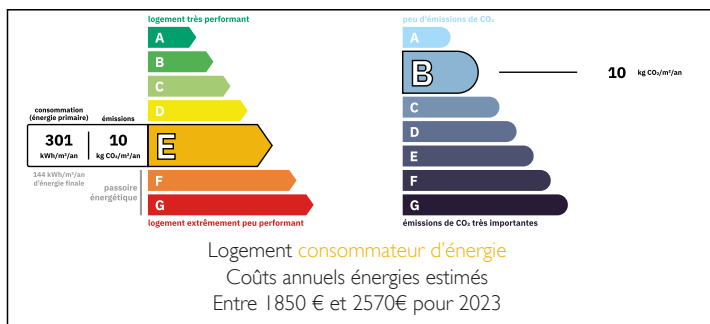
IN BRIEF

Located in Aillon-Margeriaz 1000 in the Massif des Bauges, this superbly renovated chalet combines traditional alpine charm with modern comfort. The property is divided into two stylish one-bedroom apartments, each finished to a good standard.

The upper-level apartment has disabled access via an outdoor stair lift, ensuring easy accessibility for all. Both apartments have bright, welcoming living rooms with stunning mountain views, perfect for relaxing after a day in the mountains.

Located just a short drive from Aillon-Margéraz 1400 ski resort with free bus transfers, and within walking distance of the shops, restaurants, and the new public swimming pool, the chalet offers the ideal mix of tranquility and convenience.

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 chalet is equipped with a heat pump, a thermodynamic hot water tank, a wood burning stove, recent double glazing, new wooden shutters, and fresh external wood cladding. The chalet also has an alarm system for lock up leave security. Outside, there's a South west facing terrace, a wood store, workshop, technical / storage room and secure storage for garden furniture and sports equipment. The landscaped garden features an automatic watering system to make life easier.

Recent renovations include:

- Both kitchens and bathrooms
- Reversible heat pump, thermodynamic water heater, and electric radiators
- Wood burning stove
- Double-glazed wooden windows, wooden shutters, and larch cladding
- Alarm system with security cameras for total security
- Reinforced concrete access ramp and concrete staircase
- Hot-dip galvanized metal staircase and exterior stairlift
- Complete replacement of the roof covering
- High speed fibre internet

Upper floor apartment with reduced mobility accessibility

- Kitchen/living room - 26m² with recent kitchen, wood-burning stove and balcony
- Bedroom - 9m²
- Shower room with WC - 4m²

Outside

- Stairlift access from the parking space
- Access ramp into the apartment
- Secure storage

Garden level apartment

- Living room/Kitchen - 26m² with southwest-facing terrace
- Bedroom - 8.5m²