

Auron new Chalet, quality materials. 163m . 6 room, 4 beds, 3 shower rooms, 3 wc's. garages, 1 outside pkg.



## INFORMATION

Town:	Saint-Étienne-de-Tinée
Department:	Alpes-Maritimes
Bed:	4
Bath:	3
Floor:	190 m <sup>2</sup>
Plot Size:	1081 m <sup>2</sup>



## IN BRIEF

Discover this brand-new chalet with high-end amenities, discreetly semi-detached by the garage and facing due south. Built on a nearly flat 1,081 m<sup>2</sup> plot in a co-ownership.

This rare property, located in a prime location, offers the possibility of interior renovation, allowing for complete personalization of the spaces to suit your needs. Property subject to co-ownership regulations (2 units). Living area: 163 m<sup>2</sup>.

## ENERGY - DPE

DPE not required.

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

### AURON CHALET 190M<sup>2</sup> - DOUBLE GARAGE NEAR RIOU

This chalet offers 163 m<sup>2</sup> of living space spread over a ground floor and an upper level. The ground floor comprises an entrance hall with a ski room, a laundry room, a separate WC, and a spacious living area of approximately 60 m<sup>2</sup> including a lounge with a fireplace and a kitchen, bathed in natural light thanks to its numerous windows and opening onto a pleasant terrace.

Upstairs, the chalet features four bedrooms, two bathrooms, a separate WC, and a balcony. Each chalet includes a double garage of approximately 30 m<sup>2</sup> with a mezzanine, a sauna, and an outdoor parking space.

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

## LOCAL TAXES

**Taxe habitation:** EUR

## NOTES