

Sunny 2-3 bed apartment with stunning views for sale in Le Châtelard at the heart of the massif des Bauges



## INFORMATION

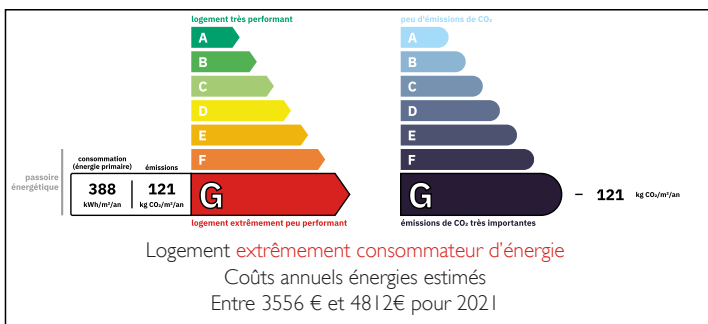
Town:	Le Châtelard
Department:	Savoie
Bed:	2
Bath:	1
Floor:	115 m2
Outside Space:	40 m2

## IN BRIEF

Very spacious apartment which is more like a house with 2 large garages underneath which could be turned into more accommodation. The sun lounge has panoramic views down the valley to the snow-capped peaks in the distance and it's a short walk to the centre of Le Chatelard with various shops, restaurants, supermarket and local schools

The property has 2 bedrooms and spare living room which can be used as a third bedroom as the sun lounge is the main focus of the apartment. By removing the ceiling in the sun lounge the loft space could be opened up as a mezzanine living area. Using the garage below for extra rooms with the same fabulous views, would make this a superb family home, whilst still retaining a large garage and a cellar.

## ENERGY - DPE



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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

- Entrance with private staircase to the apartment and access to the garage/boiler room and cellar
- Kitchen - 17m<sup>2</sup>
- Veranda - 32m<sup>2</sup> with balcony, stunning views, and recent double glazing
- Bedroom 1 - 16m<sup>2</sup> with balcony
- Bedroom 2 - 17m<sup>2</sup>
- Living room/Bedroom 3 - 20m<sup>2</sup>
- Bathroom with walk-in shower
- WC
- Garage 1 - 31m<sup>2</sup>
- Garage 2 - 25m<sup>2</sup>
- Cellar - 20m<sup>2</sup>
- Outside, a large parking area with the possibility of adding a wooden deck for some outside 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>

## NOTES