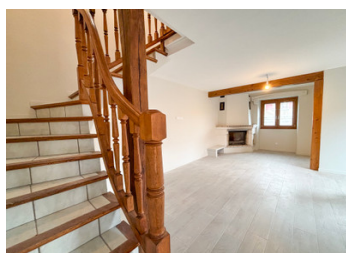


Great two bedroom house in the centre of Albertville; close to shops and restaurants, recently renovated



INFORMATION

Town:	Albertville
Department:	Savoie
Bed:	2
Bath:	2
Floor:	83 m2
Plot Size:	35 m2



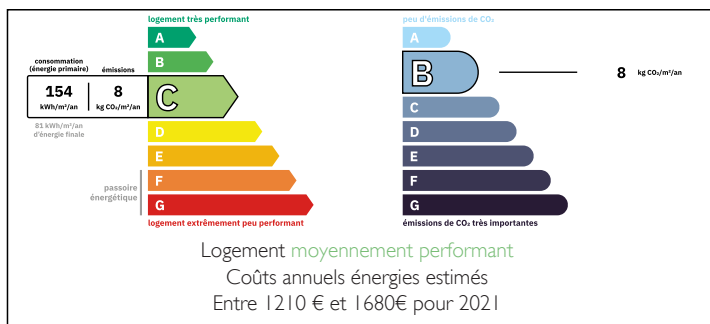
IN BRIEF

Beautifully renovated two-bedroom village house with a sunny terrace and courtyard at the rear of the property and a private parking space at the front. Well located in a quiet street but just 10 minutes walk from the centre of Albertville and walking distance from local supermarkets, restaurants and schools.

The ground floor offers a modern open plan kitchen-living area flooded with natural light from the double doors that open onto the terraced areas at the rear. Original features have been thoughtfully restored including the working fireplace and exposed wooden beams above the elegant staircase.

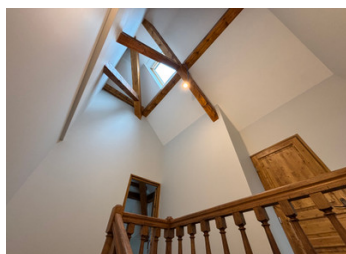
Upstairs the two good sized bedrooms both have a touch of luxury with a modern open plan shower room in each bedroom. There is also an independent WC on both the ground floor and upstairs.

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.



DESCRIPTION

The property is accessed via steps up to a small balcony which is perfect for enjoying the morning sun. There is a large storage cupboard off the balcony ideal for storing a bicycle.

Entry to the house is through an entrance hall with a fitted cupboard and space to store coats and shoes, this leads into the open plan kitchen-living area with a brand new fitted kitchen, new high quality kitchen appliances and new tiled floors. There is double glazing throughout the property; two sets of glass doors open onto two raised terraced areas, comfortably large enough for outdoor dining in the evening sun. Steps lead down from the raised terraces to the secluded lower courtyard which includes storage space for wood and outdoor equipment.

The open plan living area (25.84m²) is light and airy with the two sets of glass doors plus a window and there is a beautifully restored working fireplace. The ground floor is completed with an independent WC off the living area.

The elegantly restored staircase leads up to the first floor where the original beams have been exposed and a skylight fitted to fill the double height airy space with natural light. At the top of the stairs is the first bedroom with two windows and a brand new open plan shower room with rain shower and wash basin. Off the first floor landing there is an independent WC and then the second bedroom which...

LOCAL TAXES

Taxe habitation: EUR

NOTES