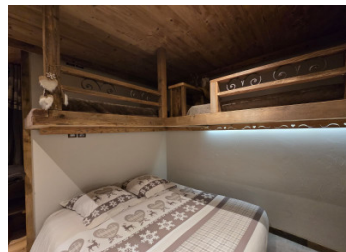


Beautifully renovated house; two bedrooms, two bathrooms in the lovely village of Longefoy, La Plagne



## INFORMATION

Town:	Aime-la-Plagne
Department:	Savoie
Bed:	2
Bath:	2
Floor:	79 m2
Plot Size:	11 m2

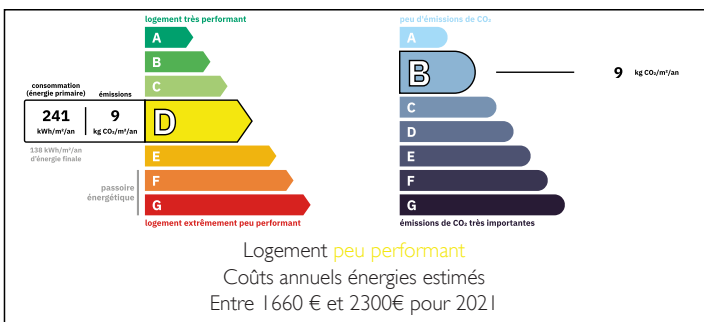


## IN BRIEF

This beautiful village house in Longefoy, only 2 kms to Montalbert, La Plagne, has been renovated to an exceptional standard. 79m<sup>2</sup> of living area with two bedrooms, two bathrooms, a sauna, spacious kitchen diner and on the top floor a fabulous lounge with a log burner, floor to ceiling windows and lots of light. The property has been highly successful on the rental market in both summer and winter so with its proven track record, it's an attractive investment. Equally, with its proximity to the village centre it's a great family home; one of the bedrooms comes with built-in bunks and the main bedroom is en suite. The sauna adds a touch of luxury and the terrace to the front of the house is perfect for outdoor dining in the summer.

On your doorstep is world class skiing; Paradiski,...

## 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 house is on three floors.

The terrace to the front of the house is 11m<sup>2</sup> and then you walk into a small entrance area with a wrought-iron staircase.

The kitchen-dining area is 21m<sup>2</sup>, plenty of space for comfortable dining. The fitted kitchen has "vieux bois" façades but the drawers and cupboards are all soft-close so whilst it looks like an original chalet kitchen, it has all the modern comforts.

Off the kitchen is a bathroom and there is a separate toilet.

On the top floor is the gorgeous lounge area. 22,48m<sup>2</sup> of living space with stone walls, a log burner and large windows letting in loads of light.

The two bedrooms are on the ground floor. The master bedroom is 10,5m<sup>2</sup> and has an ensuite shower room.

Down the corridor is the sauna and shower.

At the end of the corridor is the second bedroom, 10,11m<sup>2</sup> and comes with built in bunks with space for two beds or a small double underneath. Again, all lovingly handmade to an exceptional standard.

Access to the village

The town of Aime La Plagne, approximately 20km away, has a station where the TGV trains stop during the winter so travelling by train is a great option.

The airports of Lyon and Geneva are 185km away and during the winter season Chambéry and Grenoble airport also have flights for skiers.

## LOCAL TAXES

**Taxe foncière: 849 EUR**

**Taxe habitation: EUR**

## NOTES

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