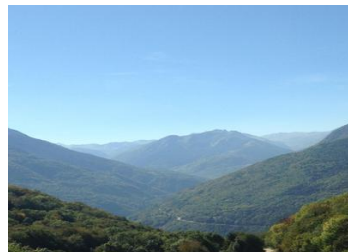


Spacious 3 bedroom village home with views, garage, garden, parking already 90% renovated close to Méribel & 3 Valley ski domains



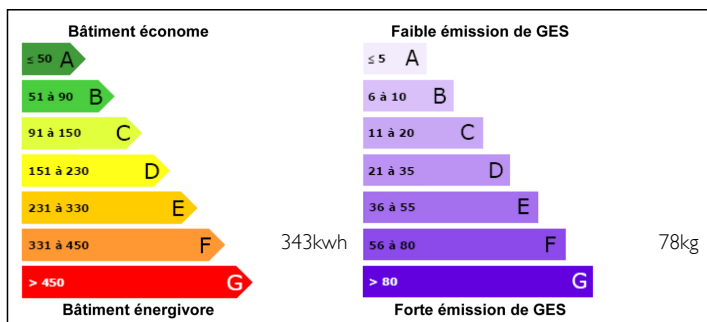
INFORMATION

Town:	MOUTIERS
Department:	Savoie
Bed:	3
Bath:	2
Floor:	116 m ²
Plot Size:	266 m ²

IN BRIEF

This pretty home is perfect if you are looking for an affordable low maintenance holiday or permanent residence. The property has been renovated and is comfortable throughout. It benefits from having a modern fuel supplied underfloor and radiator heating system, plus a highly efficient solar hot water system. The home has a newer metal roof, modern double glazed windows, large garage, ample off road parking and a garden. The property is on mains drainage so NO FOSSE SEPTIC to empty. There is a very large cave under the property which has not been renovated, it could be easily converted and connected to the main house creating additional accommodation or a LOCATION: Hautecour is 1 hour 40 mins from Lyon and Geneva International airports and only 1 hour from Annecy and Chambéry if you want to enjoy the numerous boutiques and beautiful lakes. Moutiers which is only a 5 minute drive away...

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 layout of this house consists as follows:

Entering the property immediately you will feel the welcoming warmth of the under floor heating. The large modern ceramic floor tiles not only are practical but stylish. This part of the home is very cosy and its open plan kitchen, dining area feels spacious and ideal for entertaining guests. The theme in this room gives the feeling that you are in a mountain chalet retreat. To the far end there is a very large laundry room with WC and wash hand basin with counter top. This room could easily be converted into a second shower or bathroom. Doors lead into the 1 car in size garage where you find the boiler/heating system. A set of French doors lead out to the rear garden area.

The first floor is a very light and bright space with high ceilings it has very interesting and clever use of space design - the lounge has a log burning stove as a focal point in addition to the under floor heating (ceramic tiles to match ground floor. There is a large patio sliding door leading out onto the rear balcony which is large enough for a good size table and chairs to seat 6-8 people. This rear balcony is covered and the views are stunning. The 2nd side balcony is also very large and an ideal outdoor space for storage of logs.

The family bathroom is a little dated and could benefit from a...

LOCAL TAXES

Taxe foncière:	520 EUR
Taxe habitation:	630 EUR

NOTES