

**\*UNDER-OFFER\*** Great opportunity to renovate 5 bedroom house, 25 minutes from the Paradiski slopes - La Plagne

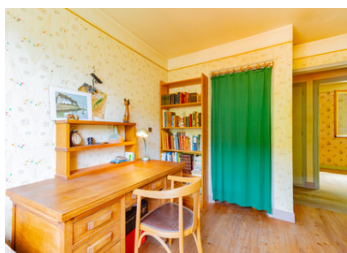


## INFORMATION

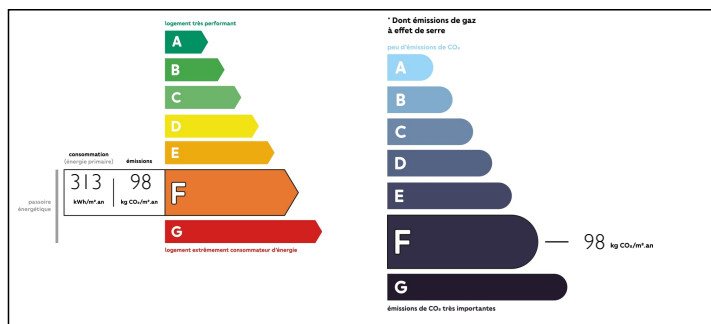
Town:	Notre-Dame-du-Pré
Department:	Savoie
Bed:	5
Bath:	1
Floor:	128 m2
Plot Size:	600 m2

## IN BRIEF

**\*UNDER OFFER\*** This spacious 7 room (5 bedrooms) house offers 128 m<sup>2</sup> of living space and many possibilities for development. Located at the top of the village of Les Plaines, on the road to Notre Dame du Pré, it benefits from easy access in all seasons and views of the mountains and the chapel of Saint-Jacques. Virtual and 3D tour: click on the 360° logo



## 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

Built in the early 1970's, the house has 3 levels and is semi-detached on one side.

- Ground floor (60.27 m<sup>2</sup>) :

Garage □ 22.36 m<sup>2</sup>

Workshop □ 23.22 m<sup>2</sup>.

Cellar □ 14.69 m<sup>2</sup>

- 1st floor (64.72 m<sup>2</sup>):

Entrance □ 10.75 m<sup>2</sup>

Kitchen □ 15.62 m<sup>2</sup>

Living room □ 16.78 m<sup>2</sup>

Cellar □ 12.43 m<sup>2</sup>

Bathroom □ 6.10 m<sup>2</sup>

WC □ 1.31 m<sup>2</sup>

- 2nd floor (64.1 m<sup>2</sup>)

Landing □ 5.25 m

Bedroom 1 □ 11.03 m<sup>2</sup>

Bedroom 2 □ 13.48 m<sup>2</sup>

Bedroom 3 □ 10.98 m<sup>2</sup>

Room 4 □ 12.87 m<sup>2</sup>

Room 5 □ 10.55 m<sup>2</sup>

- Exterior

1 balcony on the front side (entrance)

1 parking space in front of the house

600 m<sup>2</sup> of land in total (505 m<sup>2</sup> excluding the right of way of the house)

## LOCAL TAXES

Taxe foncière: **882 EUR**

Taxe habitation: **138 EUR**

## NOTES

\*Living area 128.8 m<sup>2</sup> in the sense of article R111-2 of the CCH

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