

Very spacious 4 bedroom house of 162m² and 140m² basement, garden. 10km from Valmorel and 1 km from amenities

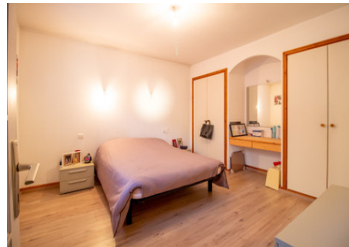


INFORMATION

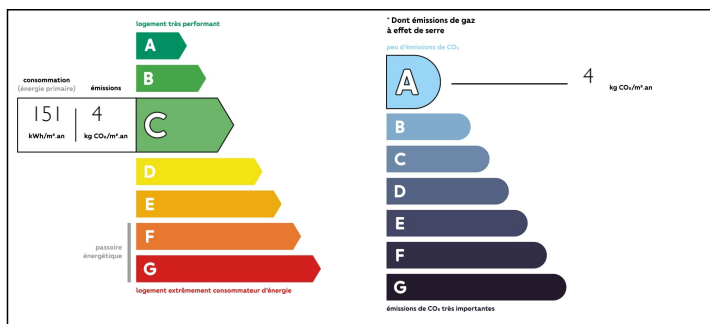
Town:	Grand-Aigueblanche
Department:	Savoie
Bed:	4
Bath:	2
Floor:	170 m ²
Plot Size:	1000 m ²

IN BRIEF

This house has large volumes and brightness. You will enjoy 162m² of living space, including a living room of more than 67m², very bright thanks to its large openings on the South side. It is located only 1 km from the shops and the centre of Aigueblanche and 10 km from the ski resort of Valmorel. Very well built, it combines comfort and energy saving. Its large basement of about 100m² can easily be used as a workshop.

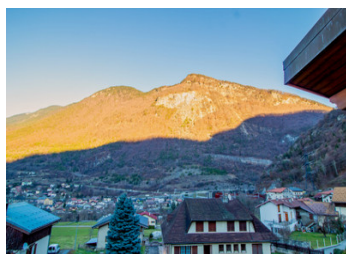
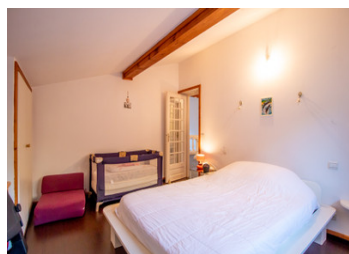


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 980 EUR

NOTES

DESCRIPTION

On the ground floor:

- A master bedroom with en-suite bathroom, double sink of a total of about 18m².
- Separate WC
- Living room, lounge, kitchen of about 62m², facing South, East and West and opening onto a large garden
- Wood burning stove

First floor:

- A bedroom of 17m² with 2 large cupboards and an office space
- A bedroom of 16m² with 2 large cupboards and an office space
- A 14m² bedroom with 2 large cupboards and a study area
- A landing with office space
- A bathroom with double sink
- Separate toilet

This house is energy efficient. It benefits from:

- Underfloor heating
- A heat pump
- Solar panels
- Solar powered shutters

Its large basement of more than 140m² includes

- 2 large workshops
- Wine cellar
- Boiler room / Laundry room
- Garage for 2 vehicles

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