

Traditional 4-bedroom farmhouse with exposed beams and stone work. Private garden with parking

EXCLUSIVE



INFORMATION

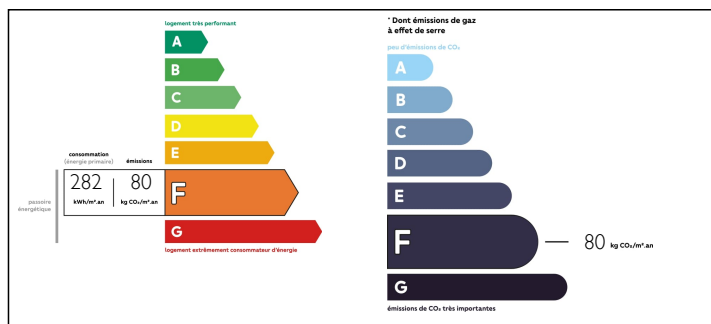
Town:	Le Bourg-d'Oisans
Department:	Isère
Bed:	4
Bath:	1
Floor:	135 m2
Plot Size:	0 m2

IN BRIEF

This fantastic 135 m2 house is nestled in a small private garden, in a peaceful sunny hamlet on the Oisans valley floor. It is ideally placed for easily accessing the Alpe d'Huez and Les Deux Alpes ski areas as well as the many famous road cycling routes of the Tour de France cycle race. This lovely family home has kept many of the traditional features such as exposed stone work, floorboards and exposed beams. It has fantastic views across the valley towards the almost vertical metamorphic cliffs that are a signature of this world famous location.



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 comprises on the ground floor - an entrance hallway, open plan lounge/sitting room with open fireplace and a modern kitchen, laundry room and boiler room.

From the ground floor there is beautiful vaulted spiral stone staircase with heavy slate floor tiles leading to the first floor landing. The landing in its own right is spacious and currently provides an excellent workspace/ dressing area. From the landing we access the three bedrooms and the tastefully renovated bathroom. The bathroom features a walk in Italian shower and traditional freestanding bath.

The stone staircase continues up to the second floor where we find the fourth bedroom and the entrance to the attic space.

Behind the house there is a garden with stone terrace and pagoda with a mature wisteria to provide protection from the strong summer sun. The garden also has an old well that could be brought back into use with a little time and effort. In front of the house there is a small garden area with ample parking for three cars.

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

LOCAL TAXES

Taxe foncière: 1261 EUR

NOTES