

Great opportunity! 4 bedroom house, 157m², South, near 3 Vallées and Paradiski. 91m² attic to renovate.

EXCLUSIVE

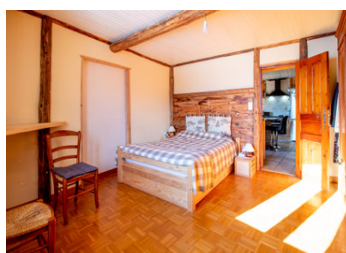
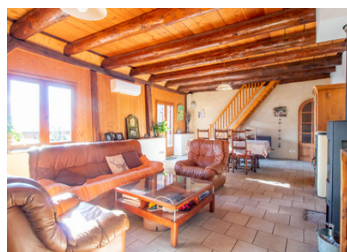


INFORMATION

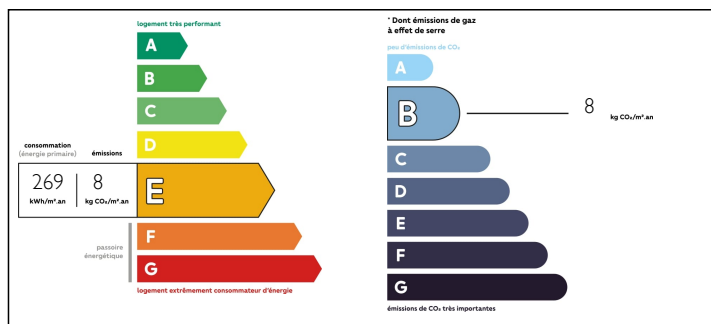
Town:	Moûtiers
Department:	Savoie
Bed:	4
Bath:	2
Floor:	157 m ²
Plot Size:	650 m ²

IN BRIEF

Located in Hauteclou, this renovated house + barn facing south is less than 20 minutes from the 3 Vallées ski area via Méribel (Brides les Bains lift). It has 5 rooms including 4 bedrooms all facing south with an amazing view on the valley with a semi-detached house on the north side.

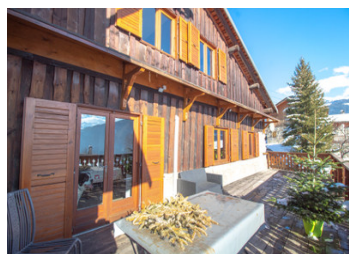


ENERGY - DPE



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: **857 EUR**

NOTES

DESCRIPTION

On the ground floor:

- A large entrance hall of 13m², workshop type
- A very light living room (40m²) with wood-burning stove, pellets stove and heat pump
- A 37m² terrace facing south
- A kitchen of 20m² with a pellet stove with a second entrance to the house
- 1 bedroom of 11m² facing south
- 1 bedroom of 16m² facing south with dressing room
- 1 bathroom
- 1 shower cabin
- Separate toilet

1st floor:

- 2 bedrooms of more than 11m² facing south
- A mezzanine
- A large convertible attic (barn) of 91m² with water supply present

There are 2 covered parking spaces under the terrace and a charging point for electric cars.

The garden is entirely south facing with the possibility of a vegetable garden.

A 'mazot' of 24m², spread over 2 floors, is located on a non adjoining plot of land 50 metres from the house.

Hautecour is a dynamic village located just above Moutiers. With its lake, tennis courts, multi-activity ground and its restaurant it is a tourist place. The walks in the forest with artistic animations will enchant young and old alike!

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