

## Stunning timber-framed house with outstanding energy efficiency near Aix-les-Bains



## INFORMATION

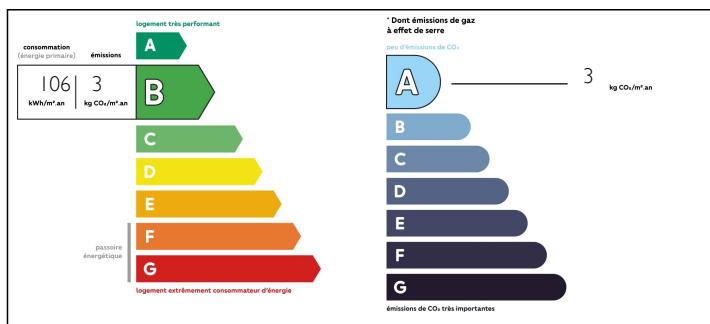
Town:	Aix-les-Bains
Department:	Savoie
Bed:	3
Bath:	2
Floor:	161 m2
Plot Size:	1348 m2



## IN BRIEF

Located In the town of Drumettaz-Clarafond, in a peaceful and delightful setting, this property is situated just minutes away from the vibrant town center of Aix-les-Bains. This timber-framed house, designed with care and featuring top-quality materials, is highly energy-efficient, offering uncompromised comfort along with significant energy savings. The ground floor of the house features a spacious and bright open-plan living area with a kitchen opening on to it, a bedroom, a shower room, and a garage. The upper floor comprises two bedrooms, a bathroom, a dressing room, a mezzanine, and a cozy relaxation area. The outdoor space is also exceptional, all the rooms on the ground floor provide direct access to a terrace with a beautiful swimming pool, inviting you to relax and enjoy pleasant moments with family or friends.

## 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

Designed as an eco-friendly house, the property includes : an underfloor heating powered by a heat pump, solar panels (for electricity generation and hot water production), excellent insulation and a rainwater harvesting system for optimizing potable water consumption.

This delightful house is designed to provide a sustainable lifestyle without compromising on comfort, while reducing energy expenses.

Located in the town of Drumettaz-Clarafond, in a peaceful neighborhood, you can enjoy the serenity and the way of life offered by the house, all the while remaining close to everyday amenities.

This property provides quick access to transport and various activities :

- Lac du Bourget : 15 minutes
- Savoie-Grand-Revard ski resort: 20 minutes
- Motorway : 10 minutes
- Aix-les-Bains Train Station (TGV) : 10 minutes
- Chambéry Airport : 20 minutes
- Geneva Airport : 1 h
- Lyon-Saint-Exupéry Airport : 1 h

The house includes (floor plans available on request):

- Ground floor:
  - Large living room with open plan kitchen (fully equipped kitchen) - 68 m<sup>2</sup>
  - Bedroom 1 – 21.5 m<sup>2</sup> - with direct pool access
  - Shower room - 3.9 m<sup>2</sup>
  - WC – 1.6 m<sup>2</sup>
  - Pantry – 2.9 m<sup>2</sup>
  - Laundry room - 4.8 m<sup>2</sup>
  - Garage – 22 m<sup>2</sup>

- First Floor:

## LOCAL TAXES

Taxe foncière: 1781 EUR

## NOTES