

## Spacious 2 bedroom apartment for for sale in Briançon Old Town

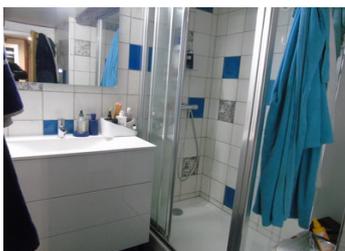
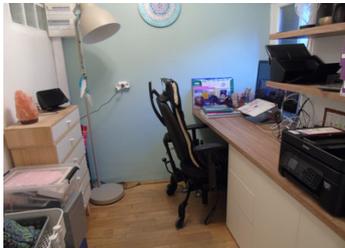


## INFORMATION

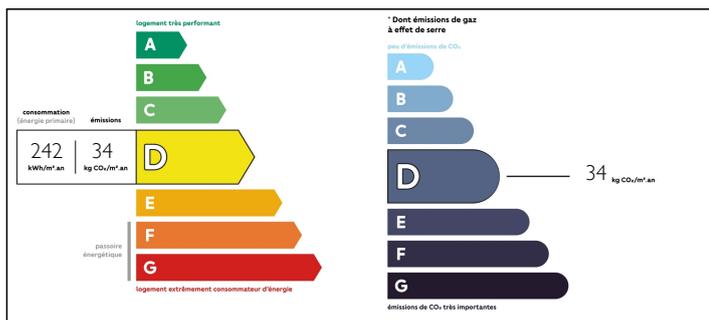
Town:	Briançon
Department:	Hautes-Alpes
Bed:	0
Bath:	0
Floor:	0 m2
Plot Size:	0 m2

## IN BRIEF

Apartment for sale with outside space and vast cave.



## 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.



## NOTES

## DESCRIPTION

### The Apartment...

This well renovated property is located on the upper reaches of Briancon Old Town, just a short walk from the main entrance with car access.

The property has it's own private terraced garden from where one can access the large cellar of over 50 m surface.

The main entrance takes us in to the modern fitted kitchen which has plenty of space for the dining table. Steps lead down to the lounge where there's a pellet burner which heats most of the property. Beside the lounge is a small but practical office... high speed internet connected.

Upstairs are 2 double bedrooms, a shower room and separate w.c. These have all been recently renovated.

From the lounge we can access the cave where half of the space has been prepared to make extra living space. This huge area would make a good sized work shop.

This lovely property is very rare in the Old Town, having great outside space, vehicle access with parking beside.

### The Area...

This property is located on the upper part of Briancon's old town, just metres away from the famous Porte De Pignerol.. The Old Town is a medieval treasure, hidden away in the heart of the southern alps. It is now part of the UNESCO World Heritage list, and as such is being slowly restored so that it remains with us for many more centuries to come..

It is a fantastic tourist attraction...