LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A16638 Price: 550 000 EUR

agency fees to be paid by the seller

Village house with various possibilities for sale in a traditional Belleville hamlet of the Three Valleys.















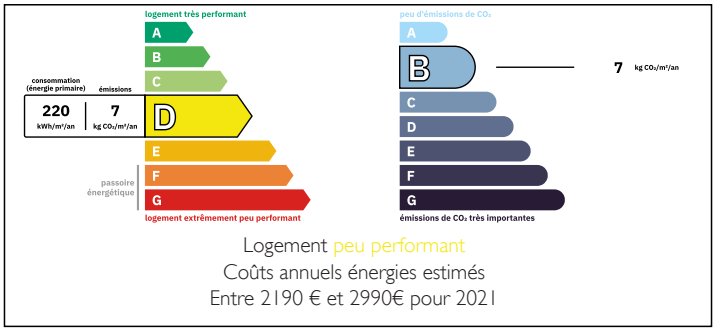
INFORMATION

Town:	Saint-Jean-de-Belleville
Department:	Savoie
Bed:	8
Bath:	6
Floor:	180 m2
Plot Size:	0 m2

IN BRIEF

Situated in the mountain hamlet of La Combe, in the heart of the Belleville Valley, this property boasts easy access to the full Three Valleys ski area. This large, property with various possibilities is currently divided into 6 individual apartments and features a large basement with original vaulted ceilings. Ideal for seasonal rental or even a great opportunity for a renovation project!

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2190 € et 2990€ pour 2021

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière:	**857 EUR**

NOTES

DESCRIPTION

This impressive property has a total of circa 260m² out of which 180 sqm are habitable and 8 bedrooms split across the 6 apartments.

The ground floor of the building is split into four separate apartments. The 2 studios sleep one person each and have shower rooms with WCs and a main living area. The third apartment features a bunkbed area, a shower room with WC and a main living area. Apartment 4 is a one bedroom apartment with a double bed, a shower room with WC and a main living area.

Apartments 5 and 6 are situated on the first floor of the property. Apartment 5 boasts 2 bedrooms and a mezzanine with additional sleeping capacity (couchage d'appoint). The sixth apartment has a double bedroom, a cabine bedroom and a mezzanine with additional sleeping capacity (couchage d'appoint).

There are also 2 vaulted cellars beneath the building which have not yet been renovated but offer additional space and potential to be transformed.

The village of La Combe is a traditional mountain hamlet. Situated just 6km from St Martin de Belleville with it's array of shops, bars and restaurants and ski lifts accessing the world famous Three Valleys ski area, La Combe enjoys the best of both worlds: the peace and tranquility of mountain life whilst having easy access to everything resort life has to offer.

Please see my portfolio for all our ski properties in the Belleville Valley.

Information about risks to which...