LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A25427NDY38 Price: 460 000 EUR

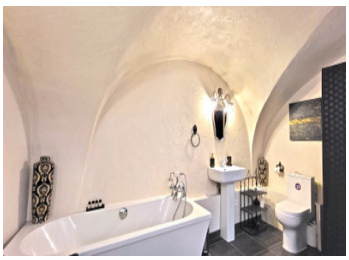
agency fees included: 6 % TTC to be paid by the buyer (433 963 EUR without fees)

Authentic alpine village house with private garden, sun terrace & excellent rental potential.















INFORMATION

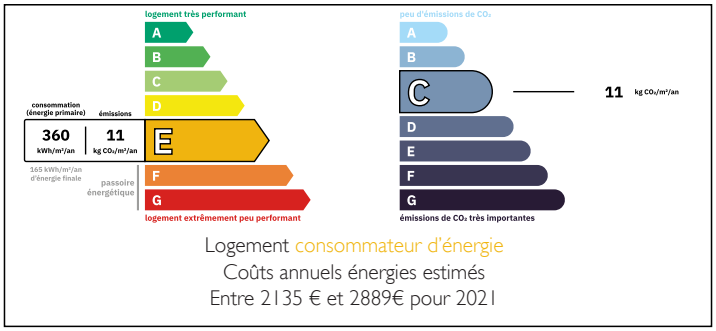
Town:	Les Deux Alpes
Department:	Isère
Bed:	3
Bath:	3
Floor:	101 m2
Plot Size:	60 m2

IN BRIEF

Tastefully renovated, this south-facing traditional village house is located close to the center of Venosc and offers a rare combination of authentic mountain character, generous outdoor space, flexible accommodation and superb access to the year-round attractions of the Oisans.

Set just moments from the lively centre with its restaurants and cafes, the property enjoys a wonderfully sunny position. The private garden and sun terrace are particularly rare in this part of Venosc, creating an inviting outdoor space for long summer lunches, après-ski relaxation and enjoying the spectacular surrounding mountain scenery throughout the seasons.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2135 € et 2889€ 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.

LEGGETT
IMMOBILIER INTERNATIONAL

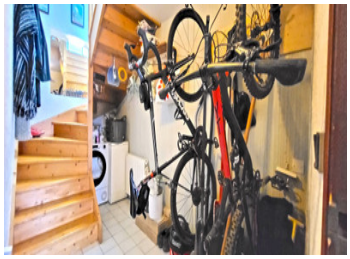
www.frenchestateagents.com

Ref: A25427NDY38 Price: 460 000 EUR

agency fees included: 6 % TTC to be paid by the buyer (433 963 EUR without fees)







LOCAL TAXES

Taxe foncière:	**2011 EUR**

NOTES

DESCRIPTION

Arranged over three levels, the house offers authentic alpine character with modern flexibility. The property has been thoughtfully renovated to create two self-contained apartments with independent entrances. This versatile configuration makes the property equally appealing as a spacious family residence, a multi-generational Alpine retreat or a home with excellent potential for holiday rental income. The ability to rent each apartment separately is a real advantage as owners can always be assured of their own apartment for personal use while generating rental income from the other.

The main entrance opens into a beautifully appointed farmhouse-style kitchen, complete with a wood-burning stove and attractive original character. From here, a spiral staircase leads to the first floor, where a bright and exceptionally spacious south-facing bedroom enjoys an abundance of natural light. This level also provides a bathroom, separate WC, storage and the second independent entrance.

The ground floor is completed by a charming, vaulted bedroom with en-suite bathroom, creating a particularly atmospheric Alpine bedroom.
The upper apartment is accessed via a separate entrance and wooden staircase. Here, a second kitchen and bathroom accompany the delightful attic-style master bedroom, with its sloping ceilings and intimate Alpine character.
Sliding doors open directly onto the balcony, where superb mountain views provide the perfect backdrop for an evening drink after a day exploring the mountains.

A year-round Alpine lifestyle

One of this properties strengths is its location. Venosc sits on the edge of the Ecrins National Park, one of France's most spectacular mountain environments and a true...