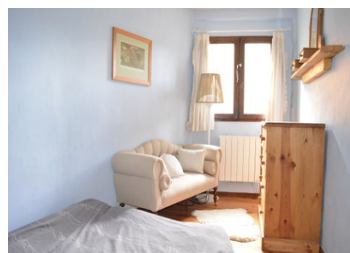


A village house with stunning vista of the Tarentaise Valley, located just 10 minutes from Les Arcs funicular

## EXCLUSIVE



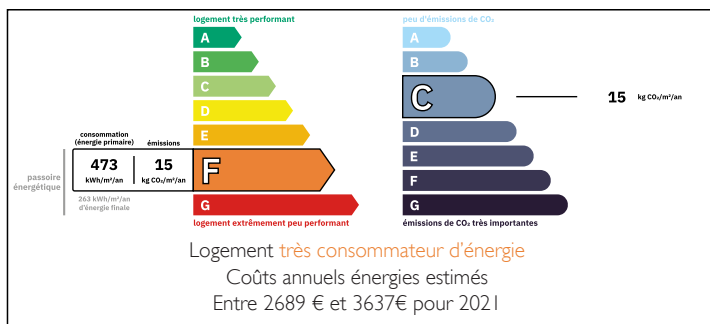
## INFORMATION

|             |                     |
|-------------|---------------------|
| Town:       | Bourg-Saint-Maurice |
| Department: | Savoie              |
| Bed:        | 2                   |
| Bath:       | 1                   |
| Floor:      | 107 m2              |
| Plot Size:  | 124 m2              |

## IN BRIEF

This quaint house with gorgeous outside terrace is nestled in an authentic mountain village just 10 minutes drive from central Bourg Saint Maurice. Bourg Saint Maurice is home to the funiculaire, which takes just over 5 minutes to bring you to Les Arcs 1600, one of the gateways to the Paradiski domain. This would make an ideal small family home or holiday home with rental potential for mountain and nature lovers who want all of the facilities close to hand but value the tranquility of an authentic village.

## 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: 774 EUR

## NOTES

## DESCRIPTION

The house has plenty of authentic charm, but would best be reconfigured in order to make best use of the loft space which has uninterrupted views of the valley.

Currently the lounge has a galleried mezzanine which gives beautiful high ceilings, which would lend themselves to feature picture windows.

Work is also required to modernise and reduce energy bills.

The village has a mix of authentic looking buildings, and those that have already been enhanced for modern living.

The house itself sits next to the village chapel ensuring the continued uninterrupted views down the valley.

In order to fully appreciate this unique property and the potential it has viewing is highly recommended.

There is a small terrace with catches all of the afternoon and evening sun.

The village has an active community that share moments in the maintained communal gardens that are just across from the house. It is also possible to rent an allotment in the village.

There is communal parking for the village around 150m away, however you can access the house with a vehicle in the summer for deliveries and renovation work.

The town of Bourg Saint Maurice is open all year with all the shops and services that are required. The train station has high speed links to Paris and Lyon, and thus the rest of Europe.

For mountain sports lovers, Bourg Saint Maurice is part of the Paradiski ski area of Les Arcs and La