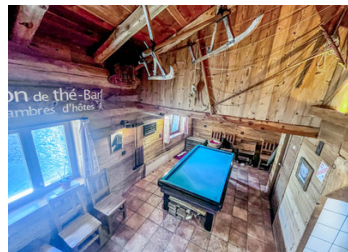


BONNEVAL-SUR-ARC - Rare and exclusive village house in highly sought after mountain resort



INFORMATION

Town:	Bonneval-sur-Arc
Department:	Savoie
Bed:	3
Bath:	4
Floor:	144 m ²
Plot Size:	3 m ²

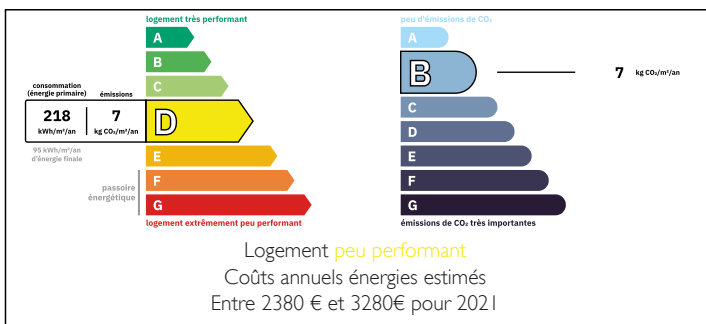
IN BRIEF

Come and discover this beautiful house in the heart of the old village of Bonneval-sur-Arc, at the end of the Maurienne valley. Site classified amongst "the most beautiful villages in France" where you find stone houses with slate roofs. Bonneval-sur-Arc has succeeded in combining rusticity, nature and conviviality while keeping the charm of a village resort on a human scale with its 274 year-round inhabitants.

This house, an old building from 1660 completely rebuilt in 2012 with high quality materials offers 144 m² of living space (total floor space of 190 m²) over 3 floors with 3 ensuite bedrooms and two large reception rooms.

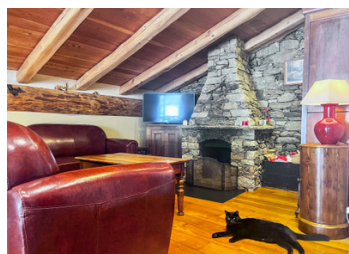
More information, photos and video on request.

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

The entrance to the house (on the middle floor) opens onto a corridor leading to a beautiful reception room with a fireplace and mezzanine, formerly a Tea Room with an adjoining professional kitchen. At the end of the corridor, there is a large ensuite bedroom with a large corner bath, walk-in shower, and WC.

- Entrance: 8.95 m²
- Reception room: 29.46 m²
- Kitchen: 7.12 m²
- WC compliant with PRM standards
- Mezzanine: 2.95 m² (7.9 m² floor space)
- Bedroom n°1: 17.13 m²
- Ensuite bathroom, walk-in shower and WC: 6.11 m².

Going up the stairs from the entrance hall is a beautiful open space with the living room around a stone fireplace, dining room and fully equipped kitchen, all under exposed beams and opening onto a south-facing balcony.

- Living-dining room-kitchen open space: 34.17 m² of living space for 43.17 m² of floor space
- Walk-in shower room and WC: 2.05 m² of living space for 6.66 m² of floor space.

On the ground floor are two bedrooms, each with an ensuite shower room/ WC and a technical area consisting of laundry room, workshop and storage. The latter opens directly onto the street, below the main entrance door.

- Bedroom n°2: 13.3 m²
- Ensuite walk-in shower room: 3.51 m²
- Ensuite toilet: 0.94 m²
- Bedroom n°3: 12.44 m²
- Ensuite walk-in shower room: 2.35 m²
- Ensuite toilet: 0.76 m²
- Laundry room: 12.95 m² floor space
- Workshop/ storage: 8.84 m².

The village is perfect for nature lovers. In winter, in addition to the Bonneval ski...

LOCAL TAXES

Taxe foncière: 1385 EUR

NOTES