LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A34085NDY38 Price: 310 000 EUR

agency fees to be paid by the seller

Detached chalet with 2 bedrooms + cabin, large garden 1033m2, garage, south facing views. 1.2km from lifts

EXCLUSIVE















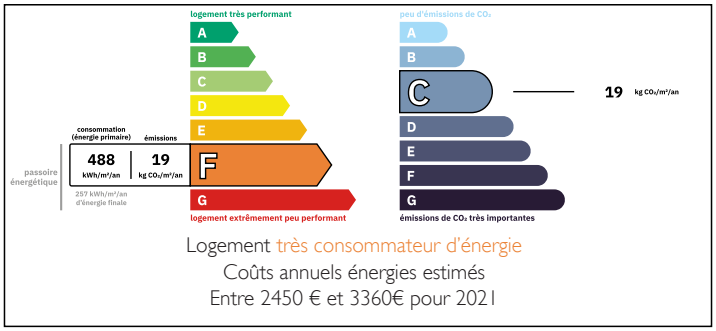
INFORMATION

Town:	Vaujany
Department:	Isère
Bed:	2
Bath:	1
Floor:	55 m2
Plot Size:	1033 m2

IN BRIEF

This cosy family chalet resides in the hamlet of Le Perrier only 1.2km to the main village of Vaujany. It is built on a plot of land 228m2 with 805 m2 garden with mature fruit trees. The chalet offers an ideal base for both winter and summer outdoor activities. The chalet would make the perfect family home or holiday property due to the excellent rental potential in the area. The south facing aspect guarantees many hours of sunshine and fantastic views towards the Oisans valley below.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 2450 € et 3360€ 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.

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LOCAL TAXES

Taxe foncière: **580 EUR**

NOTES

DESCRIPTION

The chalet comprises on the first floor, a spacious open plan living room with dining area that opens onto the garden and terrace. A fully equipped open kitchen has recently been installed.

A lovely wooden staircase leads up to the first floor where we find a single bedroom, W.C. and a larger double bedroom with stand-alone bathtub. The view from the window is breathtaking.

From the ground floor another lovely wooden staircase leads down to the basement area where we find a bedroom (currently used for storage) W.C. and the garage which is also currently used for storage

This area is very popular in summer and winter due to its reputation with the road cycling and other outdoor activities as well as skiing. It is only a short 1.2 km drive to the centre of Vaujany village where the main cable car linking to Alpe d'Huez is located. In the summer there is a water sports centre and restaurant located by lake Verney offering paddleboarding, windsurfing and pedal boats. There are also regular triathalon events held in the area.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr