LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A35150NDY38 Price: 395 000 EUR

agency fees to be paid by the seller

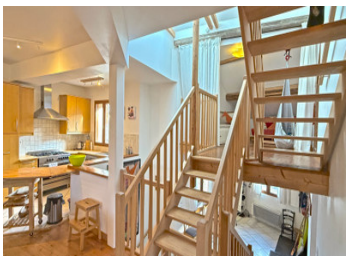
Stunning 4-bedroom Barn Conversion, walk in condition in prime Alpine location. A rare market opportunity

EXCLUSIVE















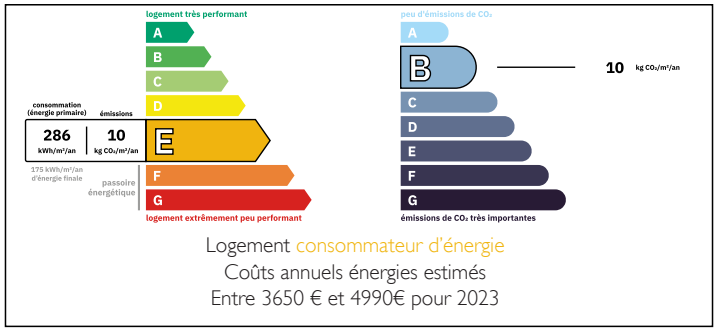
INFORMATION

Town:	Auris
Department:	Isère
Bed:	4
Bath:	3
Floor:	158 m2
Plot Size:	0 m2

IN BRIEF

Nestled in a peaceful hamlet only 5km from the Auris-en-Oisans ski station linking to the Alpe d'Huez ski area, this beautifully restored four-bedroom, three-bathroom barn conversion offers an exceptional blend of historic charm and modern luxury with an affordable price tag. Step inside to discover a voluminous lounge and dining area, where luminous, spacious living meets tasteful interior design. Finished to the highest standards, this home is in walk-in condition, showcasing high-quality workmanship throughout. The ground floor retains the vaulted ceilings of the ancient manger, adding a unique character to the home. A spectacular bespoke wooden staircase elegantly connects the levels. Every detail has been carefully considered, from the tasteful interior design to the seamless blend of traditional and contemporary elements.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3650 € et 4990€ pour 2023

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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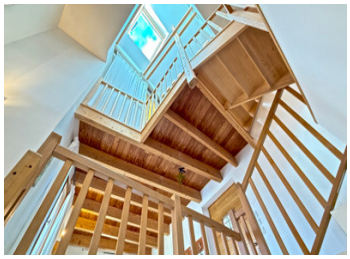
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LOCAL TAXES

Taxe foncière:	**943 EUR**
Taxe habitation:	**810 EUR**

NOTES

DESCRIPTION

The House consists of three main floors with two half level floors, one that serves as the entrance hallway and cloakroom and the upper as a small sitting area chillout space.
The vaulted basement level comprises, a spacious family bedroom, bathroom, shower room with wc, laundry room, pantry, ski locker, large cellar and small cellar.
The middle floor comprises a very bright and spacious open plan living room with wood burner, fully equipped kitchen, and dining area.
The fabulous wooden staircase connects the lower levels to the upper floor where we find two bedrooms, bathroom and a third larger master bedroom with ensuite bathroom.

Perfect for both winter sports enthusiasts and summer adventurers, the location is a favorite among skiers in the colder months and road cyclists in the warmer seasons, thanks to its proximity to iconic Alpine cycling routes.
An ideal choice for a large family home or a luxurious rental property, this residence is perfect for winter sports enthusiasts and summer adventurers alike. Popular with skiers in the colder months and road cyclists in the summer and autumn, thanks to its proximity to iconic Alpine cycling routes, this home offers year-round appeal.
Whether you're searching for a timeless alpine retreat or a highly desirable rental property offering all the comforts of home, this stunning residence delivers an unmatched blend of elegance, space, and accessibility in the heart of the French Alps.

Don’t miss this exceptional chance to own a one-of-a-kind Alpine retreat!

Information about risks to...