

Spacious family house with 6 bedrooms. Ideal for all year round use. Longefoy, Montalbert, La Plagne.



EXCLUSIVE

## INFORMATION

Town:	LA PLAGNE
Department:	Savoie
Bed:	6
Bath:	3
Floor:	163 m2
Plot Size:	822 m2

## IN BRIEF

This is a lovely family home in the pretty village of Longefoy which lies just below the ski village of Montalbert, La Plagne, Paradiski.

A "navette" service links Longefoy to Montalbert.

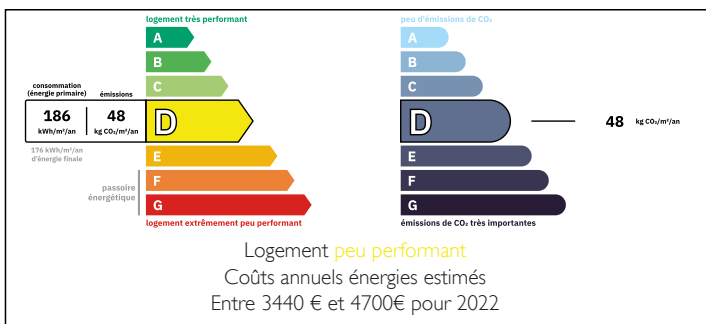
The house offers spacious accommodation over 3 levels with 163m2 official habitable space plus a further 44m2 under 1m,80 height.

Two lounge areas; one off the kitchen and one on the top floor (with amazing views from the balcony), mean this Alpine home has space and comfort for everyone.

With a double garage ( 30m2), two balconies and land to all sides of the house, this is an ideal property for all year round life with world class skiing on the doorstep.

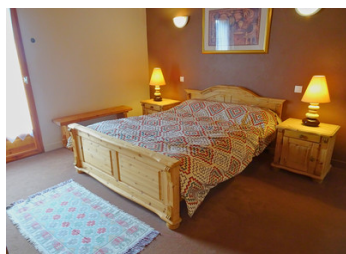


## ENERGY - DPE



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 accommodation is on 3 levels and comprises:

MIDDLE ( Entrance) LEVEL.

Large entrance hallway with storage.

Shower room

Ski store with bootwarmer.

Access to the double garage.

Bedroom 1; a double room with access to the lower balcony.

Bedroom 2; a double room ( currently with single bed) and access to the lower balcony.

Bedroom 3; a large double room with access to the lower balcony.

Large family bathroom with corner bath, shower cubicle, twin washbasins and WC.

From the entrance hallway, upstairs to the ;

UPPER LEVEL.

Living area/lounge with feature fireplace and access to the upstairs balcony.

Bedroom 4; a single room/study/office.

Bathroom with bath, shower attachment and WC.

Bedroom 5; a double room with storage under the eaves.

Bedroom 6; a double room with storage under the eaves and access to the balcony.

From the entrance hallway, downstairs to the ;

## LOCAL TAXES

Taxe foncière: 2153 EUR

Taxe habitation: 2721 EUR

## NOTES