LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A38947LDS73 Price: 117 000 EUR

agency fees included: 9 % TTC to be paid by the buyer (107 340 EUR without fees)

Spacious 2 bedroom apartment for sale in the heart of Moutiers with balcony and private storage cellar.















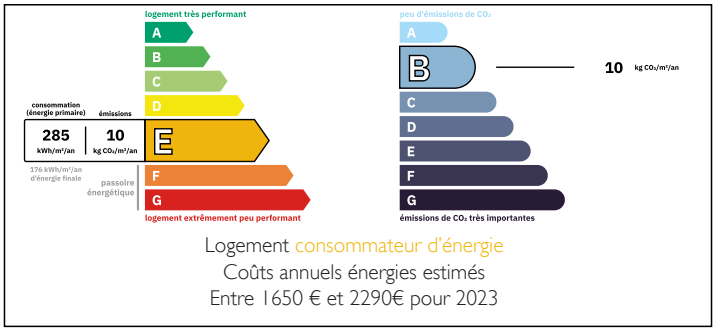
INFORMATION

Town:	Moûtiers
Department:	Savoie
Bed:	2
Bath:	1
Floor:	71 m2
Plot Size:	0 m2

IN BRIEF

Spacious 71 m² apartment located on the second floor of a small building right in the heart of Moûtiers. It offers two bedrooms, a balcony to enjoy the fresh Alpine air, as well as a private cellar. Some refreshing work is required, making it the perfect opportunity to personalise your future home.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1650 € et 2290€ 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière: **751 EUR**

NOTES

DESCRIPTION

This 71 m² apartment, situated on the second floor, will win you over with its potential and prime location at the heart of the Three Valleys.
The property comprises an entrance hall leading to a bright living room opening onto a balcony – the ideal spot to enjoy a coffee while watching the town come to life. The separate kitchen can easily be redesigned into a more open and sociable space. The sleeping area includes two comfortable bedrooms, a bathroom and a separate WC. A private cellar completes the property, perfect for storing skis, bikes or seasonal items.
While some updating work is to be expected, it offers a wonderful opportunity to create an interior that truly reflects your style.
Located in the very centre of Moûtiers, this apartment enjoys immediate proximity to all shops, services, and schools. The SNCF train station is within walking distance, making travel to Albertville or Chambéry simple and convenient. For ski enthusiasts, the finest resorts of the Three Valleys are within easy reach: Courchevel (16 km), Méribel (20 km), Saint-Martin (19 km), Les Menuires (27 km) and Val Thorens (35 km). Living here means enjoying a practical and vibrant lifestyle, right at the gateway to the mountains.
An ideal property for a first-time buyer, a mountain retreat, or a rental investment.

Get in touch today to arrange a viewing and let yourself be charmed by its potential!

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

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