LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39508SLE73 Price: 320 000 EUR

agency fees to be paid by the seller

Renovated 165m house + mezzanine + 1 bedroom apartment – Valley view – Close to ski resort! Rental potential















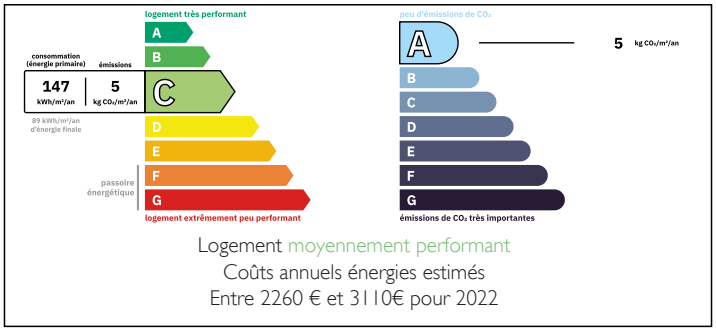
INFORMATION

Town:	Doucy
Department:	Savoie
Bed:	3
Bath:	2
Floor:	165 m2
Plot Size:	0 m2

IN BRIEF

Renovated house of 165 m² with 3 rooms + mezzanine, separate 2-room flat and vaulted cellar on the lower ground floor. Lift serving 2 floors.
Ground floor: entrance hall, stowage space, lift.
First floor: 2 bedrooms with dressing rooms, bathroom + shower, separate WC, stowage space.
1st floor: 2 bedrooms with dressing room, bathroom + shower, separate WC, cupboards.
2nd floor: living room with pellet stove, open kitchen, balcony with valley view, mezzanine.
Separate flat (ground floor): lounge/living room, kitchen, bathroom + WC, bedroom, balcony. Possibility of connecting to the house.
Vaulted cellar on lower ground floor, convertible.
Energy self-sufficient (16 solar panels, thermodynamic water heater). Ski resort 2.5 km away (shuttle buses to Doucy/Valmorel/St François Longchamp).

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 2260 € et 3110€ pour 2022

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:	**863 EUR**

NOTES

DESCRIPTION

Renovated house of 165 m², combining comfort and breathtaking views of the valley, ideal for a main residence, second home or rental project.

Ground floor:
Entrance hall with staircase and lift serving the two upper floors.
Convenient storage space.

First floor:
Two bedrooms with dressing rooms or large fitted wardrobes.
Bathroom with laundry room, shower room, separate WC and storage space.

2nd floor:
Large living room with pellet stove, open-plan kitchen and dining room.
WC, balcony offering unobstructed views of the valley.
Spacious mezzanine, ideal for an office, reading corner or relaxation area.

Separate flat (ground floor):
2 rooms with balcony: lounge/living room/dining room, open-plan kitchen, bathroom + WC, bedroom.
Pellet stove heating.
Possibility of connecting this space to the main house.

Lower ground floor:
Convertible vaulted cellar, perfect for a wine cellar, storage space or personalised project.

Energy and practical advantages:
Nearly energy self-sufficient thanks to 16 solar panels and a thermodynamic water heater.
Doucy ski resort just 2.5 km away, connected to the Valmorel and Saint François Longchamp ski areas by free shuttle buses.

About the resorts: