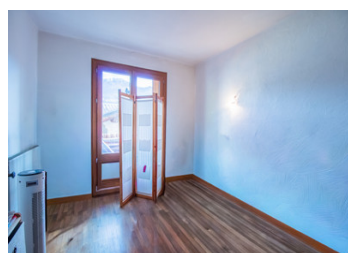


2 flat house 186 m in Montagny, garage, terrace, new roof, convertible attic - close to 3 valleys ski area

EXCLUSIVE



INFORMATION

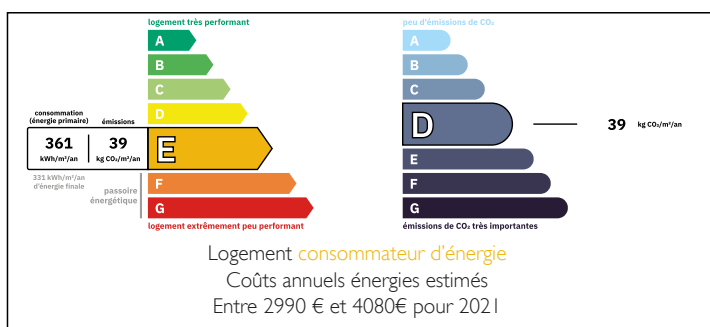
Town:	Montagny
Department:	Savoie
Bed:	5
Bath:	0
Floor:	186 m ²
Plot Size:	60 m ²

IN BRIEF

Available in Montagny, just 7 km from Bozel and close to the Three Valleys ski area and Courchevel Le Praz, this house consists of two independent apartments, each approximately 88 m². Ideally south-facing, it offers stunning, unobstructed views of the valley from its long balconies. The warm living spaces, each with a wood-burning stove, open onto the outdoors, allowing you to fully enjoy the alpine setting.

In addition, the ground floor includes a garage, workshop, boiler room, wine cellar, and wood storage. The convertible attic offers great potential for expansion. This house is perfect for a family, a rental investment, or a secondary residence just steps away from the slopes and nature.

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

Village house composed of two apartments.

Total area: Approximately 180 m² of living space (88 m² per apartment).

Orientation : South-facing, with panoramic views of the valley.

Apartment 1 :

- Open-plan living/dining room/kitchen with wood-burning stove.
- Direct access to a south-facing balcony.
- Three bedrooms, one opening onto a private terrace with wood storage.
- Shower room.
- Separate WC.

Apartment 2 :

- Open-plan living/dining room/kitchen with wood-burning stove and south-facing balcony.
- Two bedrooms, bathroom with shower, separate WC.

Convertible attic : Offers multiple possibilities (office, bedroom, etc.).

Ground Floor / Annexes :

- Wood storage
- Entrance with storage
- Spacious garage and adjacent workshop
- Boiler room and wine cellar

Highlights :

The house, a co-ownership of two apartments, features a new roof and heating via a heat pump.

Location : Montagny, a charming mountain village just 7 km from Bozel.

Easy access to Courchevel Le Praz and the Three Valleys ski area.

Ideal for : Family residence, seasonal rental, or a dual-household project.

LOCAL TAXES

Taxe foncière: **1530 EUR**

NOTES