LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A40341SLE73 Price: 229 000 EUR

agency fees to be paid by the seller

177m house, 3 dwellings + garden, Feissonnet (La Léchère) – Close to Les 3 Valleys and Tarentaise















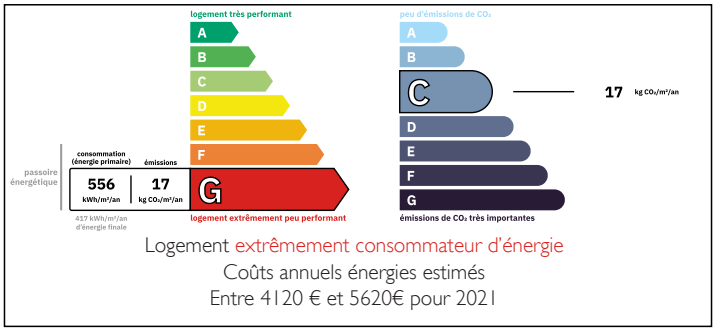
INFORMATION

Town:	La Léchère
Department:	Savoie
Bed:	7
Bath:	3
Floor:	178 m2
Plot Size:	80 m2

IN BRIEF

Just 15 km from Albertville and 11 km from Moûtiers, discover this spacious detached house with 177m² of living space, ideal for a rental investment or a large family home. Located in Feissonnet (La Léchère), it offers a pleasant setting while being close to the Tarentaise resorts. Divided into 3 independent dwellings, this property combines comfort, space and potential!

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4120 € et 5620€ pour 2021

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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NOTES

DESCRIPTION

A warm and functional main living area:
The main living area consists of an entrance hall with wardrobe, an open-plan kitchen leading onto a bright living room opening onto a large south-east facing terrace and garden. You will also enjoy a separate WC, a large garage with pantry, and a basement converted into 3 rooms with direct access to the garden. Upstairs, there are 3 bedrooms, a shower room and WC, and on the top floor, 2 additional bedrooms and a WC with washbasin.
Two separate flats:
Accessible via the main entrance to the house:

On the first floor: a two-room flat with a mezzanine and shower room.
On the second floor: a two-room flat with a cabin and shower room.

Additional assets:

A large cellar equipped with water heaters for each dwelling.
Rental or family potential, with clearly separate spaces.
Close to the Tarentaise ski resorts, shops and major roads.

Don't delay, come and view today! This house will appeal to investors and families looking for space. Contact us for a viewing or more information.

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