

Exclusive and unique: Beautifully renovated, large chalet, close to center, constructable plot



EXCLUSIVE



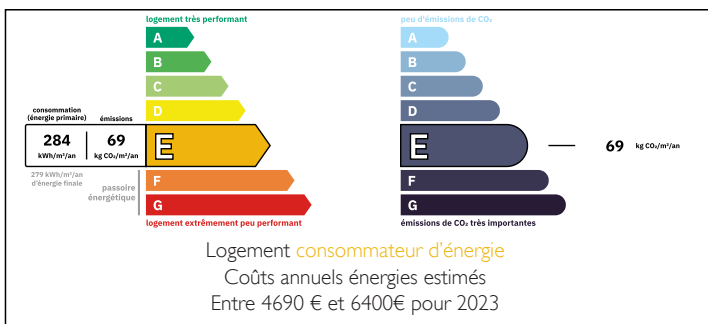
INFORMATION

Town:	Pralognan-la-Vanoise
Department:	Savoie
Bed:	5
Bath:	3
Floor:	188 m2
Plot Size:	386 m2

IN BRIEF

Discover this beautiful chalet mitoyenne in the old part of Pralognan, very close to the center yet in a quiet and calm location. Tastefully renovated and decorated, this gem offers a variety of uses: Investment property with a strong rental income through a loyal, long established repeat- clientele and the possibility to expand or build another chalet just next to it, use as a secondary residence for a family while renting out the T2 apartment, or a family home to start a new life in the heart of the mountains; the options are for you to chose! Dont hesitate to ask for more details .

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

Discover this beautiful chalet mitoyenne in the old part of Pralognan, very close to the center yet in a quiet and calm location. Tastefully renovated and decorated, this gem offers a variety of uses: Investment property with a strong rental income through a loyal, long established repeat- clientele and the possibility to expand or build another chalet just next to it, use as a secondary residence for a family while renting out the T2 apartment, or a family home to start a new life in the heart of the mountains; the options are for you to chose!

Entering through the front door, a wide and spacious hallway with staircase leads into the light flooded yet cozy living room with wood burner and the semi-open kitchen with the large, central table and access to the south-east facing balcony.

The garden plot adjacent to the south side of the chalet is part of the property.

The back door in the kitchen leads outside to the allyway, that takes you down to the center or Pralognan and the Front de Neige in less than 2 minute walk (50m distance) .

The entry to the T2 apartment in the sous sol with beautiful vaulted ceilings, kitchen and bathroom is also located in that ally as well as a storage area.

Moving up the stairs to the first floor, you will find 3 spacious bedrooms, 2 bathrooms and a large southwest facing balcony with views up the Chaviere...

NOTES