LEGGETT
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Ref: A42119JC05 Price: 875 000 EUR

agency fees to be paid by the seller

Authentically renovated barn close to Briancon, part of the Serre Chevalier ski Domain.

EXCLUSIVE















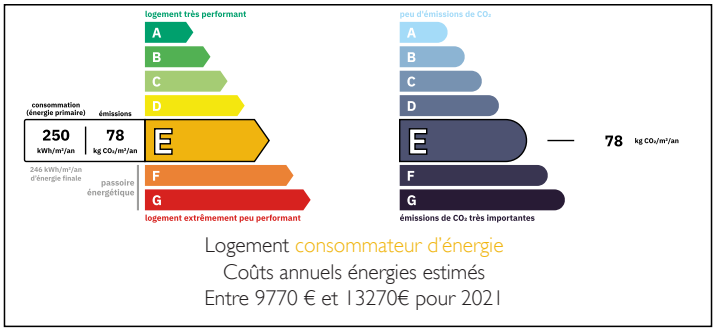
INFORMATION

Town:	Puy-Saint-Pierre
Department:	Hautes-Alpes
Bed:	5
Bath:	5
Floor:	310 m2
Plot Size:	250 m2

IN BRIEF

Beautifully renovated alpine chalet, 1.5 km from Briancon tele-cabine.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 9770 € et 13270€ 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

The Chalet....

Located in a small hamlet just 1.5 km from Briancon, this renovated barn has been operated as a gite for a number of years. The property was created as an authentic alpine lodge, with recycled beams and floors throughout.
Although it is a terraced house, it it deceivingly vast, having living space over 5 levels.
The main living area has a large dining space, a bar with pizza oven, and a cosy lounge with open fire.
Upstairs are 4 double bedrooms, each with integrated bathroom.
The next lower floor is the kitchen, which has been used in the past in a commercial fashion. A refurb of the kitchen is recommended. There is storage, spare bedroom and guest bedroom on this level also.
On the ground floor is a large vaulted TV / games room and also a sauna and shower room.
The property has a large private terraced garden which has a norweigan hot tub and fantastic views.
This property would make a perfect holiday home, and would easily generate income from rentals. It could also be modified to make a comfortable family home.

The Area....

Belevoir is a small hamlet on the hill that rises from Briancon towards Puy Saint-Pierre. It has great views over Briancon, and takes great light at all times of the day. It is mostly residential, though there are several rental properties nearby.

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