LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43745FNC73 Price: 409 000 EUR

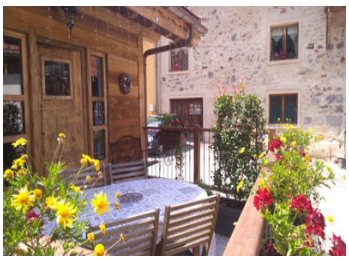
agency fees to be paid by the seller

Beautifully renovated 2-bedroom ski home with sauna and terrace, just minutes from the La Plagne slopes







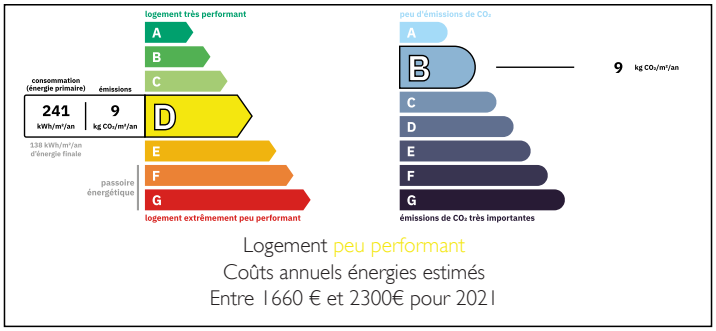








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1660 € et 2300€ pour 2021

INFORMATION

Town:	LA PLAGNE
Department:	Savoie
Bed:	2
Bath:	2
Floor:	79 m2
Plot Size:	11 m2

IN BRIEF

Just minutes from the slopes of Montalbert, La Plagne, this beautifully renovated 2-bedroom village house is an ideal Alpine holiday home with the added advantage of an established summer and winter rental history.

Sold furnished and ready to enjoy, the property combines traditional Savoyard character with an exceptional quality of finish, including a sauna, wood-burning stove, 11m² terrace and private parking.

For buyers wishing to generate rental income when they are not using the property themselves, the current owners can also offer local concierge/property-management services, providing a particularly straightforward solution for second-home owners living elsewhere.

On your doorstep is world class skiing; Paradiski, the La Plagne and Les Arcs resorts combined has 425km of pistes to explore. Longefoy village sits on a gorgeous plateau with walks, mountain biking and

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.







LOCAL TAXES

Taxe foncière:	**849 EUR**

NOTES

DESCRIPTION

The house is on three floors.
The terrace to the front of the house is 11m² and then you walk into a small entrance area with a wrought-iron staircase.
The kitchen-dining area is 21m², plenty of space for comfortable dining. The fitted kitchen has "vieux bois" façades but the drawers and cupboards are all soft-close so whilst it looks like an original chalet kitchen, it has all the modern comforts.
Off the kitchen is a bathroom and there is a separate toilet.

The top floor is dedicated to a superb 22m² living room and is one of the highlights of the house. Exposed stone walls, a wood-burning stove and large windows create a wonderfully light but cosy Alpine living space – exactly the sort of room you want to come back to after a day on the mountain.

The two bedrooms are on the ground floor. The master bedroom is 10,5m² and has an ensuite shower room.
Down the corridor is the sauna and shower.
At the end of the corridor is the second bedroom, 10,11m² and comes with built in bunks with space for two beds or a small double underneath. Again, all lovingly handmade to an exceptional standard.

Access to the village
Longefoy is a traditional year-round village just below Montalbert, with the ski slopes approximately 2km away. The town of Aime is a short drive down the valley, with shops, restaurants, supermarkets and its railway station, served by direct TGV services during the winter season.
The advantage of...