LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44834FNC73 Price: 880 000 EUR

agency fees to be paid by the seller

Spacious house FOR SALE with 4 bedrooms and a west facing garden in Macot La Plagne. 15 minutes to La Plagne















INFORMATION

Town:	La Plagne Tarentaise
Department:	Savoie
Bed:	4
Bath:	2
Floor:	185 m2
Plot Size:	835 m2

IN BRIEF

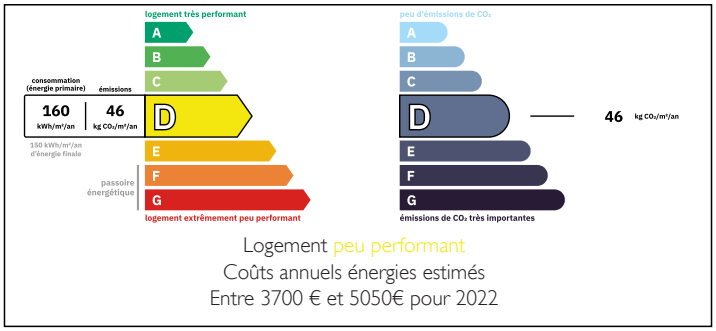
4 bedroom house FOR SALE in Macot la Plagne, La Plagne, Paradiski. This spacious family home has a sunny west-facing garden with incredible mountain views and only a short drive to the high altitude ski resort of La Plagne. Minutes from the shops.

Set on three floors, the two upper floors have an incredible amount of living space and the bedrooms are all a generous size. The ground floor master bedroom has an ensuite shower room and the three bedrooms on the first floor share a large bathroom and separate WC. There is easily space to create another bathroom on this floor.

The open plan lounge kitchen diner is a great, sunlight filled part of the house with access to the two patios and gardens from two sides.

There is also an office on this floor; originally a small...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3700 € et 5050€ pour 2022

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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LOCAL TAXES

Taxe foncière:	**453 EUR**

NOTES

DESCRIPTION

Macot is only a 15 minute drive to La Plagne and 5 minutes to the shops and railway station in Aime. It's an excellent location for families wishing to relocate or looking for a winter and summer holiday destination.

Ground floor
The property has a large driveway (perfect for that motorhome or caravan?) and a double garage (62m²). On this floor there is the laundry/boiler room (24m²), a cellar (18.36m²), a games room (30m²), WC and two storage areas (3.36m² and 3.87m²)
The access to the upper floor is via a staircase which opens onto the entrance hallway.

First floor
The main entrance on this level (garden level) brings you into the large (20m²) hallway, the start of feeling that this house has all the space you need.
The office (6m²) is next to the front door and has views over the Tarentaise valley; a wonderful distraction if you're working from home!
The master bedroom is on this floor (22.25m²) with its own stunning views of the mountains from the private balcony (3.88m²). Where the house is built means that the views open out over the valley rather than looking into another property. It's a really positive selling point of this location.Large fitted cupboards (found in the three largest bedrooms) create a space that's light and airy. It has en suite shower room and there is a separate WC on this floor as well.

The WOW factor comes when you walk into the living area (47.54m²) with patio doors on...