LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45282NAD38 Price: 525 000 EUR

agency fees to be paid by the seller

Family home with independent apartment, swimming pool for sale in La Paute







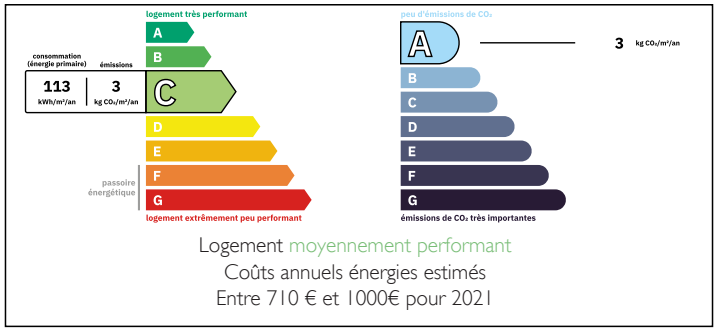








ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 710 € et 1000€ pour 2021

INFORMATION

Town:	Le Bourg-d'Oisans
Department:	Isère
Bed:	3
Bath:	1
Floor:	146 m2
Plot Size:	1350 m2

IN BRIEF

This attractive 152 m² house, built in 2021, located at " la Paute"

The main house comprises:
An entrance hall
A separate toilet
A bright and spacious living area with a fully equipped open-plan kitchen, dining room, and lounge
Large sliding glass doors provide direct access to the 30 m² terrace and offer lovely views of the garden and swimming pool.

On the first floor, you will find:
Three bedrooms, including a master bedroom with a walk-in dressing room
A family bathroom

A laundry room
A 27 m² enclosed garage with a mezzanine storage

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.

An open-plan kitchen
One bedroom
A sleeping area that can also be used as a home office
A shower room

Ref: A45282NAD38 Price: 525 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière: **1507 EUR**

NOTES

DESCRIPTION

This house is located in the charming village of la Paute, close to Bourg d'Oisans and the renowned ski resorts of l'Alpe d'Huez and les Deux Alpes.

Highlights :

- independent apartment,
- possibility to combine the two living spaces into a single residence
- 3,5 x 7 m swimming pool with a safety roller cover,
- outdoor summer kitchen,
- spacious enclosed garage with mezzanine.

A great property offering comfort, quality features and an excellent rental potential in the heart of the French Alps.

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