LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A45977JC05 Price: 1 155 000 EUR

agency fees to be paid by the seller

Renovated house for sale in Briancon / Serre Chevalier, with large garden and terrace, jucuzzi and sauna.

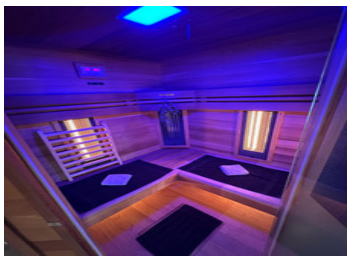
EXCLUSIVE

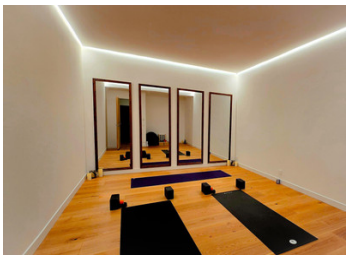














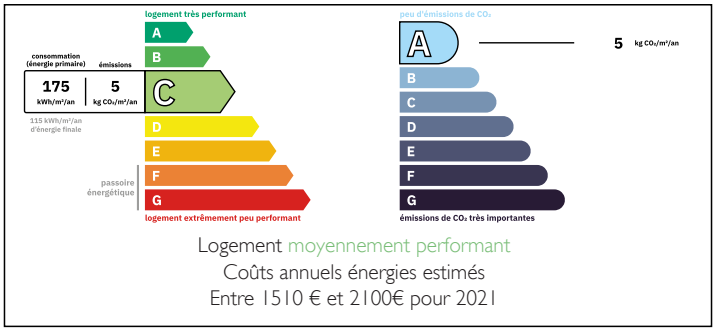
INFORMATION

Town:	Briançon
Department:	Hautes-Alpes
Bed:	4
Bath:	4
Floor:	281 m2
Plot Size:	800 m2

IN BRIEF

Wonderful family home located close to schools and services, and just a short walk to hiking trails and mountain forests.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1510 € et 2100€ 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 House...

Situated in a tranquil riverside setting by the Cerveyrette River in the historic hamlet of Pont-Cervières (Briançon), Papillon 05 is a beautifully converted water mill built in 1904. Offered fully furnished, Nordic-inspired tranquility meets modern functional design on a quiet cul-de-sac road with minimal neighbours along a popular hiking route.
Spanning 290 m² of renovated interior space across 10 total rooms—featuring dedicated, separate living and dining room areas and 4.5 bathrooms—on an 800 m² riparian plot, the property enjoys an outstanding digital reputation with a 5-star Google Rating and a 9.6/10 Booking.com score.

10-ROOM INTERIOR LAYOUT

- En Suite Bedroom 1
- En Suite Bedroom 2
- En Suite Bedroom 3
- En Suite Bedroom 4
- Double Living Room (Main)
- Double Living Room (Secondary)
- Dining Room
- Office
- Yoga Studio
- Cinema Room

Located just minutes from the Prorel gondola providing direct access to Serre Chevalier, inside an official 2030 Winter Olympic Games host venue city, and positioning guests just 1 hour from Monaco via Saint-Crépin Airfield to the slopes. The residence features a 120 m² renovated heated garage housing new dedicated rooms, including a heated workshop, powder room, private yoga studio, and a cinema / games room. Additional wellness and leisure facilities include an indoor full-spectrum infrared sauna, an ultramodern 84-jet hydrotherapy hot tub, a private pétanque court, and...