LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A46612SLE73 Price: 264 000 EUR

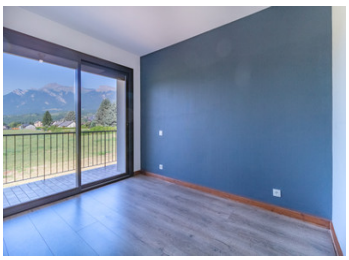
agency fees to be paid by the seller

Bright 3-bedroom dual-aspect apartment with balconies, garage, pk and cellar near Albertville - Peaceful area















INFORMATION

Town:	Gilly-sur-Isère
Department:	Savoie
Bed:	3
Bath:	1
Floor:	89 m2
Outside Space:	15 m2

IN BRIEF

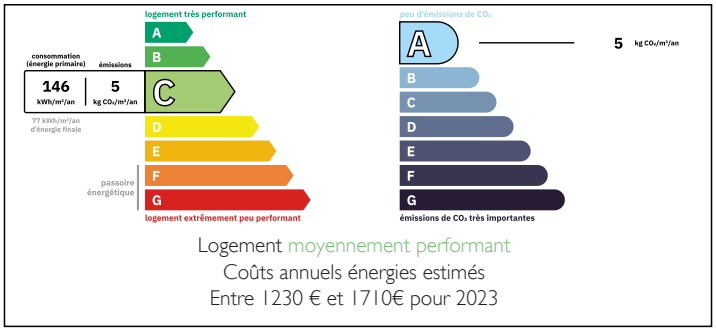
Located in a well-maintained, peaceful three-storey residence, this dual-aspect apartment occupies a middle floor position and enjoys an excellent location close to Albertville and the main routes leading into the Tarentaise Valley.

The property comprises a bright living room opening onto a large balcony, a separate kitchen with its own balcony, three bedrooms, a shower room and a separate WC. The dual-aspect layout provides plenty of natural light throughout the day.

Additional benefits include a large private garage and a cellar, offering valuable storage space.

The property is ideally positioned to enjoy all the amenities of Albertville while providing easy access to the world-famous ski resorts, mountain activities and outdoor lifestyle of the Tarentaise Valley.

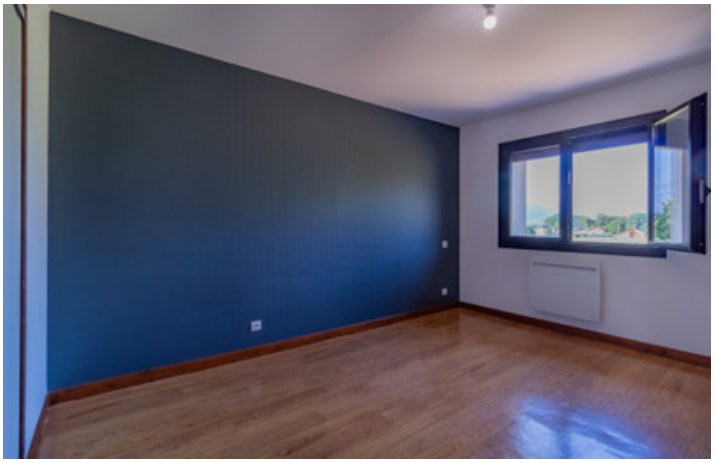
ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1230 € et 1710€ pour 2023

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.







NOTES

DESCRIPTION

This attractive dual-aspect apartment is situated on a middle floor within a well-maintained residence and comprising only 7 apartments.

Offering a practical layout and comfortable living environment, the property would be equally suitable as a main residence, holiday home or rental investment.

The entrance leads into a bright and welcoming living area benefiting from excellent natural light. The room opens onto a large balcony, creating an ideal space to relax and enjoy the surrounding views.

The separate kitchen also benefits from its own balcony, adding practicality and convenience to everyday living.

The sleeping accommodation comprises three bedrooms, providing ample space for a family, remote working arrangements or visiting guests. A shower room and separate WC complete the accommodation.

The dual-aspect configuration is a particularly desirable feature, ensuring excellent natural ventilation and sunlight throughout the year.

The property also benefits from valuable additional storage and parking facilities. A large private garage provides secure parking as well as extra storage space, while a cellar offers further room for sports equipment, bicycles and seasonal belongings.

An ideal location between town and mountains

One of the property's key strengths is its location close to Albertville, allowing easy access to shops, schools, healthcare services, sports facilities and transport connections.

Known worldwide as the host city of the 1992 Winter Olympics, Albertville combines modern