LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A46716NAD38 Price: 599 000 EUR

agency fees to be paid by the seller

Renovated 4-bedrooms house with Extensive Grounds in the heart of the Alps

EXCLUSIVE







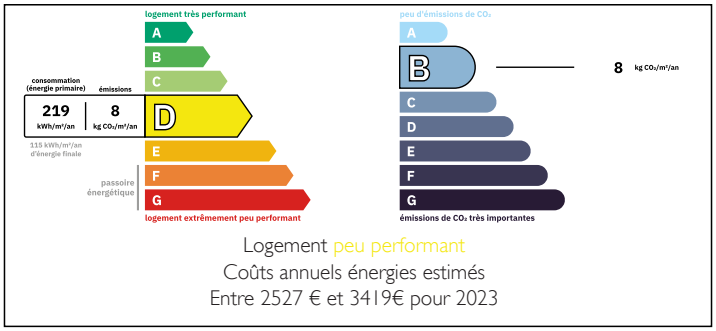








ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2527 € et 3419€ pour 2023

INFORMATION

Town:	Le Bourg-d'Oisans
Department:	Isère
Bed:	4
Bath:	2
Floor:	125 m2
Plot Size:	7600 m2

IN BRIEF

Fully renovated with great care, this beautiful home combines generous living spaces, natural light and a privileged setting.

On the ground floor, you will find a spacious and welcoming living area, a modern fully equipped kitchen, a bedroom and a separate WC.

Upstairs, there are three attractive bedrooms and two bathrooms, providing the perfect level of comfort for a family or for hosting guests.

Outside, the property enjoys approximately 7,500 m² of land, offering a large garden ideal for relaxation and outdoor activities.

A garage and private parking complete the property.

A wonderful property combining comfort, space and tranquillity, ideally suited as either a permanent

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: **525 EUR**

NOTES

DESCRIPTION

Situated in a peaceful and unspoilt setting, this house offers complete privacy while remaining close to local amenities.

It enjoys a privileged location at the heart of some of the region's most iconic cycling, skiing and hiking routes.

Just a few minutes from the Allemond "Eau d'Olle" ski lift, providing direct access to the Alpe d'Huez ski area, the property offers excellent access to mountain activities both summer and winter.

Floor Areas:

Ground Floor:
Kitchen: 8.93 m²
Dining Room: 15.78 m²
Living Room: 29.41 m²
Bedroom 1: 11.70 m²

First Floor:
Bedroom 2: 13.39 m²
Bedroom 3: 11.55 m²
Bedroom 4: 11.36 m²
Shower Room 1: 7.14 m²
Shower Room 2: 5.08 m²
Garage: 15.05 m²

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