LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A46901FNC73 Price: 676 000 EUR

agency fees to be paid by the seller

Beautiful house with two renovated apartments and garden in Peisey Nancroix















INFORMATION

Town:	Peisey-Nancroix
Department:	Savoie
Bed:	3
Bath:	3
Floor:	100 m2
Plot Size:	45 m2

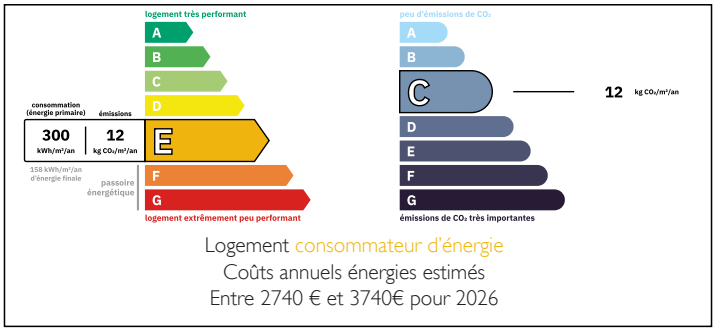
IN BRIEF

Opportunities like this are rare in Peisey-Nancroix. Behind its traditional stone façade lies a beautifully renovated property offering two self-contained apartments, providing exceptional flexibility for owners wishing to combine personal use with rental income.

The ground floor apartment has an open-plan lounge, kitchen and dining room, a spacious bedroom, shower room and useful storage area, making it ideal for couples, guests or holiday rentals.

The upper duplex apartment provides generous family accommodation with two bedrooms, two bathrooms and a bright living area full of original character, exposed beams and mountain charm.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2740 € et 3740€ pour 2026

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

Peisey Nancroix has the best of both worlds; small village supermarket, a butcher, a boulangerie, a bar and a restaurant, post office and library BUT it is also connected to the resort of Les Arcs via the new (winter 2027) high-speed cable car.
The house is perfect for someone wanting the proximity to the ski resort but with year-round living even in the quiet inter season periods. Incredibly handy for people working or holidaying in Les Arcs, this property could generate rental income by using one of the two apartments as a home base and letting out the other.

Ground floor apartment (31,76m² >1,80m)
Living area of 15,69m² with fully fitted kitchen, space for large sofas and dining table with new flooring and exposed beams.
The entrance (2,46m²) leads to the two rooms on this level as well as a small room with washing machine, tumble drier and hot water tank.
The double bedroom (9,78m²) has original floorboards (insulated during the renovation) and exposed beams with an ensuite shower room with WC.
There is a cellar underneath the floor on this level.

First floor (33,95m² > 1,80m and 36,31m² in total)
The entrance opens between the middle of the two rooms on this floor. To the right is the lounge (19,36m² habitable area, 21,72m² in total) which comes with a fireplace. This is not currently in use but could be reopened as the conduit still exists.
The middle of the floor has the stairs to the upper floor as well as a storage...

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