LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46949FNC73 Price: 313 500 EUR

agency fees included: 0 % TTC to be paid by the buyer (300 000 EUR without fees)

Spacious two bedroom apartment with large terrace in the village of Landry















INFORMATION

Town:	Landry
Department:	Savoie
Bed:	2
Bath:	2
Floor:	103 m2
Outside Space:	15 m2

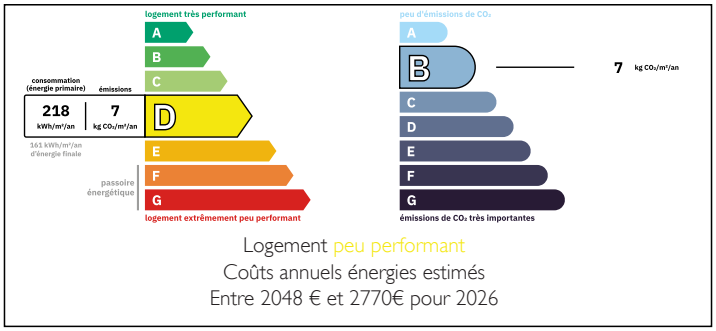
IN BRIEF

Two bedrooms and two bathrooms make this 103m² apartment spacious and comfortable. With a large lounge-diner with woodburner and separate kitchen, it's a perfect village home with access to shops, restaurants, primary school and railway station. Only 15 minutes to the resorts of La Plagne or Les Arcs (via Montchavin or Peisey Vallandry), this apartment is ideal for a main residence or a holiday home.

The west-facing balcony and terrace add that outdoor space which isn't often found in a village apartment. The apartment is one of three in a beautiful stone building and located within a short walk to the centre of Landry.

Perfect for a main residence but also ideal for people looking for a base to ski or make the most of mountains in the summer.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2048 € et 2770€ 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

The apartment is on the first floor of this village property. The entrance is next to the large terrace and opens onto a wide hallway.

The first bedroom has an ensuite shower room, separate WC and a very large storage room to the rear. This houses the hot water tank but has plenty of space for all kinds of storage. This bedroom has a separate door to the entrance so it does have the potential to be rented out as a room only.

Off the entrance corridor is the kitchen; large and spacious with a west-facing window over the terrace. On the other side of the corridor is a separate WC.
The living area is another generous sized room with a woodburner and access to the balcony and views into the village and the valley.
At the end of the property is the second bedroom with ensuite bathroom. A really cosy space, beautifully decorated.

The outdoor space is a fantastic feature; slightly wider at the entrance to the property, great for dining outside and then continues to the lounge access and those views down the valley towards La Plagne.

There is plenty of public parking nearby and the local shops and bars are only a short walk away.

Landry has a railway station where local and TGV services stop. It's also on the lower valley road to Bourg Saint Maurice, a short 5-6 minute drive.
From Lyon and Geneva airports, depending on the time of year, Landry can...