

Family duplex of approximately 130 m² with garden and cellar for sale in Aigueblanche

EXCLUSIVE



INFORMATION

Town:	Grand-Aigueblanche
Department:	Savoie
Bed:	5
Bath:	2
Floor:	133 m ²
Plot Size:	0 m ²

IN BRIEF

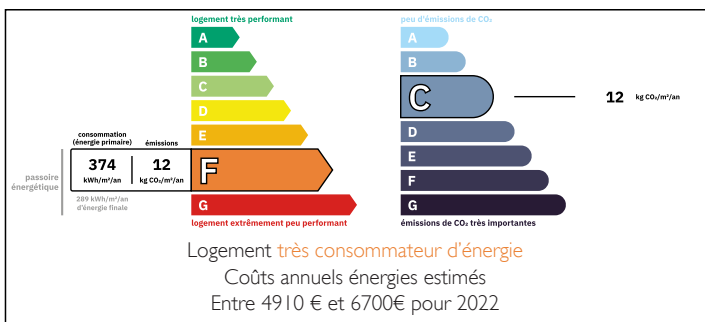
Arranged over two floors, the property offers generous volumes and a layout that could be transformed into a comfortable and practical home, while allowing you to personalise the space to suit your needs. It is currently arranged with five bedrooms, a living room, two kitchens, two bathrooms and two WCs.

Located in Grand-Aigueblanche, between the ski resorts of the Tarentaise valley and the thermal baths of La Léchère, this duplex occupying the first and second floors of a house offers more than 130 m² of habitable space and excellent potential for creating a spacious family home.

You can also create two separate apartments thanks to the two existing entrances.



ENERGY - DPE



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.



DESCRIPTION

On the first floor, the approximately 70 m² apartment currently offers a bright living space with a kitchen, sitting room, two bedrooms, a WC and a bathroom. This floor also benefits from its own independent entrance and a balcony.

The second floor offers approximately 63 m² of floor space, including 9 m² with a ceiling height below 1.80 m. It currently comprises three bedrooms, a bathroom, a WC and a kitchen, offering the possibility of reorganising the layout to suit your requirements. Directly connected to the first floor, this level could be transformed into a dedicated sleeping area, making it particularly well suited to family living.

The property could therefore be redesigned to create an attractive duplex, with a clear separation between the living and sleeping areas.

The property also benefits from a garden, ideal for enjoying the warmer months, creating an outdoor dining area or simply providing a pleasant space for relaxing or for children to play.

A cellar completes the property, and there is also the possibility of purchasing a private parking space separately.

Renovation and reconfiguration works will be required to unlock the full potential of this duplex. However, its generous proportions, flexible layout and outdoor space make it an interesting opportunity for either a main residence or a second home, with the potential to create a spacious family property in a residential setting.

Grand-Aigueblanche enjoys a convenient location in the heart of the Tarentaise valley, with easy access to Moûtiers, the valley's shops and amenities,...

NOTES