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Ref: A47740LDS73 Price: 260 000 EUR

agency fees to be paid by the seller

Bright duplex apartment of approximately 130 m with garden and cellar for sale in Aigueblanche

EXCLUSIVE







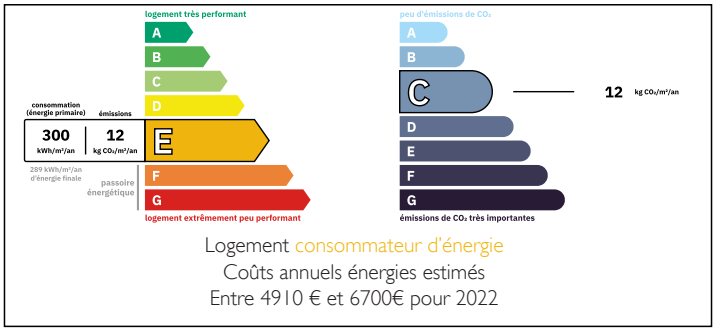








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4910 € et 6700€ pour 2022

INFORMATION

Town:	Grand-Aigueblanche
Department:	Savoie
Bed:	5
Bath:	2
Floor:	133 m2
Plot Size:	0 m2

IN BRIEF

Spread over two floors, this duplex offers generous living space and a versatile layout, allowing for a comfortable and functional interior while retaining plenty of scope for reconfiguration to suit your plans. It currently comprises 5 bedrooms, a living room, 2 kitchens, 2 bathrooms and 2 WCs.

Located in Grand-Aigueblanche, between the Tarentaise ski resorts and the thermal spa at La Léchère, this duplex occupies the first and second floors of a house and offers over 130 m² of living space. Its layout and generous proportions make it an interesting opportunity for creating a large family home, a mountain base, a rental investment, or accommodation for seasonal or year-round staff.

With two separate entrances, the property could also be reconfigured into two independent apartments, offering further possibilities depending on your needs and plans.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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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.

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 layout, generous proportions and outdoor spaces offer a wide range of possibilities, whether as a main or second home, a rental investment, or comfortable accommodation for seasonal or year-round staff. A versatile property that can be adapted to suit your needs and your plans.

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

NOTES

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