LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47828FNC73 Price: 620 000 EUR

agency fees to be paid by the seller

Four bedroom home in a beautifully renovated building in Landry, minutes from the ski resorts of Paradiski















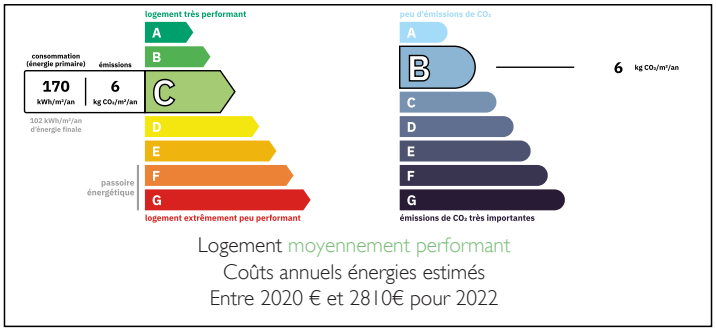
INFORMATION

Town:	Landry
Department:	Savoie
Bed:	4
Bath:	2
Floor:	143 m2
Outside Space:	430 m2

IN BRIEF

Finding a home which ticks all the boxes is tricky, with this duplex apartment which feels more like a house you have everything; an amazing location only minutes from the TGV station and the resorts of La Plagne and Les Arcs, incredible views of the Tarentaise valley and Mont Blanc, wonderful light in a stunning living area with beautiful features (mezzanine, woodburner, amazing tree-shaped shelves), four generous sized bedrooms but also a large garden for those wonderful Alpine summer days. All this only a few minutes walk to the primary school, shop and village bars and restaurants. The building, with its original features very evident, was built early in the 20th century by villagers returning from Paris, it's not your typical Savoyard residence; green shutters, flower fresco and a Parisian townhouse feel to it, this is a unique...

ENERGY - DPE



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LOCAL TAXES

Taxe foncière:	**1221 EUR**

NOTES

DESCRIPTION

Ground floor

The entrance to the apartment is through a door which dates back to the original construction. From the entrance hall there is the first of various storage areas, perfect for mountain living and all the equipment which comes with that. A double height room to store bikes, skis, camping equipment etc. The owners have created a music room (sound-proofed) off this room, perfect for drum practice!

On the half floor above is another storage area with the hot water tanks tucked away.

First floor

A wide landing leads to the bathroom, a separate WC and the four bedrooms. Two bedrooms face east and two face west; plenty of sunshine throughout the day.

Second floor

Here is where you find the amazing living space with windows on three sides and a high ceiling with beautiful wooden beams; this is the real hub of the home. Views of the Haute Tarentaise towards Bourg Saint Maurice (only 10 minutes by car) and the Beaufortain towards Aime and Macot give this top floor part of the apartment a unique perspective on the valley, always something fantastic to look at. The open plan kitchen-diner part of this floor means that family life or entertaining guests is centered around this area. A balcony on this level means that you don't have to walk down to the garden for outdoor space.

There is also a shower room on this floor shared by the bedrooms below.

The mezzanine could be used as an office or for...