LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A47867MAS73 Price: 380 000 EUR

agency fees to be paid by the seller

Contemporary pied-a-terre for sale with 3 bedrooms, nestled in a quiet corner of Bassens, close to everything















INFORMATION

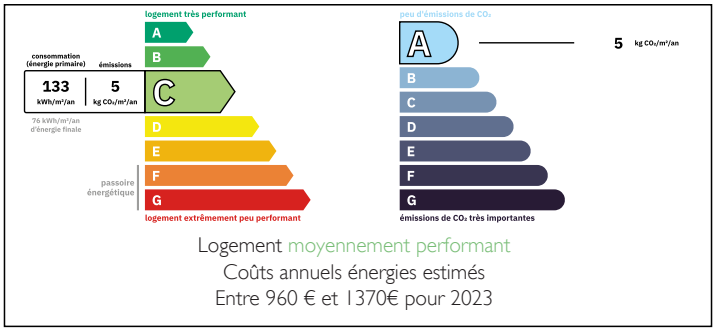
Town:	Bassens
Department:	Savoie
Bed:	3
Bath:	1
Floor:	88 m2
Plot Size:	105 m2

IN BRIEF

Imagine living in a tastefully renovated, comfortable, energy efficient town house just a short walk from a myriad of shops and restaurants, with quick public transport into Chambery city centre. With easy access to the principal routes and autoroute, it is incredible to find a house in such a quiet location, situated so conveniently close to everything.

The house has been comprehensively renovated in a contemporary style with triple glazing and underfloor heating to provide spacious accommodation with an excellent energy rating.
The light and airy open plan living room has a wood burning stove and opens onto the courtyard garden, which can be repurposed into parking if required. Free parking is available a few minutes walk away. Upstairs there are 2 double bedrooms leading onto the balcony with great town and mountain views plus a bathroom with bath,...

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 960 € et 1370€ pour 2023

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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LOCAL TAXES

Taxe foncière: **1036 EUR**

NOTES

DESCRIPTION

Ground floor

• Open-plan living room/kitchen – 35 m² with wood burning stove and garden access

• WC

First floor

• Landing – 7 m²

• Bedroom 1 – 10.5 m² with balcony and built in wardrobe

• Bedroom 2 – 11 m² with balcony and built in wardrobe

• Bathroom with shower and WC – 6.3 m²

Second floor

• Mezzanine / Office – 8 m²

• Bedroom 3 – 9 m²

Exterior

• Garden or parking if required

• Secure brick built shed – 10 m²

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr