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Ref: A48038LDS73 Price: 155 000 EUR

agency fees to be paid by the seller

Bright first-floor apartment to renovate with garden, balcony and cellar – Grand-Aigueblanche

EXCLUSIVE















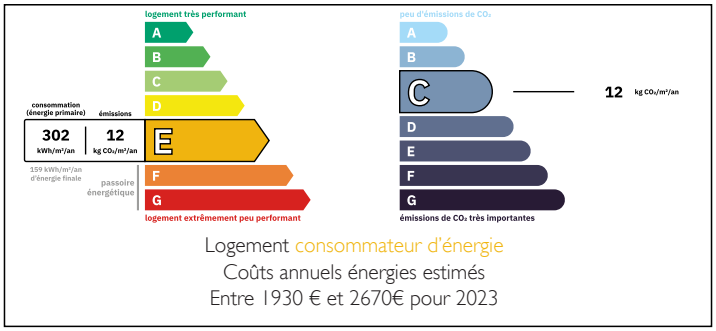
INFORMATION

Town:	Grand-Aigueblanche
Department:	Savoie
Bed:	2
Bath:	1
Floor:	69 m2
Plot Size:	0 m2

IN BRIEF

Offering approximately 76 m² of floor space, including 7 m² with a ceiling height below 1.80 m, this bright first-floor apartment in Grand-Aigueblanche offers plenty of potential. With two bedrooms, a living room, kitchen, bathroom and WC, it also benefits from a private garden, balcony and cellar. A parking space is available separately for €5,000.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1930 € et 2670€ 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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NOTES

DESCRIPTION

Situated on the first floor of a traditional house in Grand-Aigueblanche, this bright apartment offers an excellent opportunity for anyone looking for a property to renovate and create according to their own requirements.

The apartment offers approximately 76 m² of floor space, including around 7 m² with a ceiling height below 1.80 m. The current layout comprises a living room, kitchen, two bedrooms, a bathroom and a WC. An independent entrance provides direct access to the apartment, while the balcony offers an additional outdoor area and a pleasant connection with the surroundings.

The property would benefit from renovation, giving a future owner the opportunity to rethink the layout, update the accommodation and create a comfortable and contemporary home. Its existing configuration would lend itself well to a permanent residence, a second home or a rental property.

A particular feature of this apartment is its private garden. This is a valuable asset for a property in the valley, offering space for outdoor dining, relaxing in the sunshine or simply enjoying the surrounding mountain environment. A cellar is also included, providing useful additional storage space.

A parking space can be purchased separately, providing convenient private parking close to the property.

There is also the possibility of purchasing the apartment on the top floor of the house. Acquiring both properties would allow them to be combined into a substantial duplex of approximately 150 m² of floor space, with several bedrooms and generous volumes. This could create a spacious family mountain home or...