LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48039LDS73 Price: 115 000 EUR

agency fees to be paid by the seller

Top-floor apartment to renovate with approximately 74m of floor space and mountain views – Grand-Aigueblanche

EXCLUSIVE















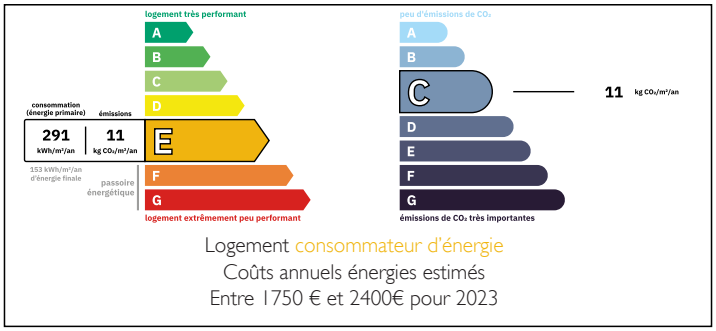
INFORMATION

Town:	Grand-Aigueblanche
Department:	Savoie
Bed:	2
Bath:	1
Floor:	65 m2
Plot Size:	0 m2

IN BRIEF

Offering approximately 74 m² of floor space, including 9 m² with a ceiling height below 1.80 m, this top-floor apartment in Grand-Aigueblanche presents an exciting renovation opportunity. Currently arranged with three bedrooms, a kitchen, bathroom and WC, it offers open mountain views and the potential to create a comfortable mountain home, staff accommodation or rental property.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1750 € et 2400€ 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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DESCRIPTION

Set on the top floor of a traditional house in Grand-Aigueblanche, this apartment offers an interesting opportunity for anyone looking for a property with potential to create something tailored to their own requirements.

The apartment currently provides approximately 74 m² of floor space, including around 9 m² with a ceiling height below 1.80 m. The existing accommodation comprises three bedrooms, a kitchen, a bathroom and a WC, providing a good starting point for a renovation project.

The existing layout could be redesigned to create a more modern and comfortable home, with the renovation offering the opportunity to rethink the distribution of the rooms, update the facilities and introduce finishes suited to the property's future use.

NOTES

With three bedrooms already in place, the apartment could work well as a family mountain home or second home. It could also be an interesting option for those looking for staff accommodation close to the area's ski resorts, or for an investor seeking a property with rental potential.

Although there is no private outdoor space, the apartment benefits from lovely open views towards the surrounding mountains, giving the property a pleasant alpine feel.
There is also the possibility of purchasing the apartment on the first floor of the house. Acquiring both properties would allow them to be combined to create a substantial duplex of approximately 150 m² of floor space, offering considerably more flexibility in terms of layout and use. This could provide an attractive solution for a large family home, a spacious second...