LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48265FNC73 Price: 990 000 EUR

agency fees to be paid by the seller

Spacious gîte with 5 independent apartments; ideal for large families or rental income, La Plagne















INFORMATION

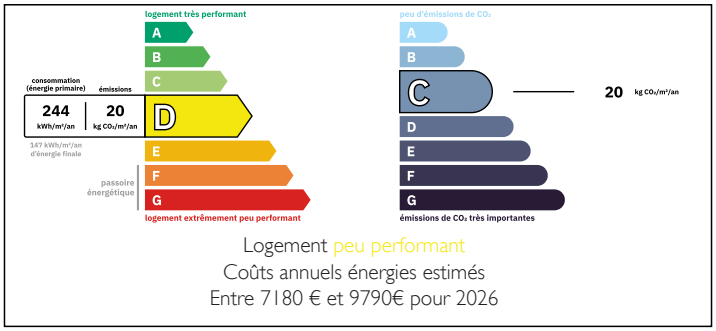
Town:	LA PLAGNE
Department:	Savoie
Bed:	9
Bath:	5
Floor:	269 m2
Plot Size:	350 m2

IN BRIEF

This beautiful gîte was renovated in 2009 and five apartments created with space to sleep up to 25 people. Each apartment has its own entrance allowing for all or part of the chalet to be rented out. There are several south facing balconies and FOUR terraces as well as a sauna area in a separate building. This is not just a business property; it's also a family home. There are cosy lounges with incredible views over the mountains with large bedrooms and modern kitchens. There is the possibility to combine two sides of the property to create a larger apartment whilst still retaining two separate apartments to be used as holiday lets or for friends and family.

The village of Sangot is only a short drive from high altitude La Plagne or the lower villages of Montchavin-Les Coches or...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 7180 € et 9790€ pour 2026

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.

LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A48265FNC73 Price: 990 000 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière:	**2756 EUR**

NOTES

DESCRIPTION

What an incredible property in a fantastic location; 5 separate apartments with 8 bedrooms in total sleeping 25 people. Four different terraces, four balconies and a spa area with sauna. All within 15 minutes' drive of the ski lifts of La Plagne (La Roche, Montalbert or Montchavin-Les Coches) or for summer activities, only a few minutes to the Aime to Bourg Saint Maurice cycle piste and a couple of kms to the local lake for kayaking, accro-branching, swimming and beach.
You can easily walk to the boulangerie in Macot as well as the pizzeria in the centre of the village as well.

From the main two terraces at the front of the house (south-facing) there's a grand entrance with wide steps leading to the main entrance hall. There is a duplex apartment off this entrance as well as a separate bedroom with bathroom.

Edelweiss apartment (2 bedrooms)
This is a duplex apartment with a large kitchen diner as you enter. Bright and airy with large east facing window overlooking two of the terraces. Upstairs is the cosy lounge with picture window looking out towards the Beaufortain mountain range.
A generous size double bedroom with shower room next door and separate WC are just off the lounge. The second bedroom is a showstopper. High ceiling with huge windows and access to the balcony; this has light and space and with a view of the forests of La Plagne, it feels very much full of colour.

Colchique...