LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48503CYB73 Price: 1 155 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (1 100 000 EUR without fees)

South-facing 7-room house with a garden in Bozel – The Three Valleys.















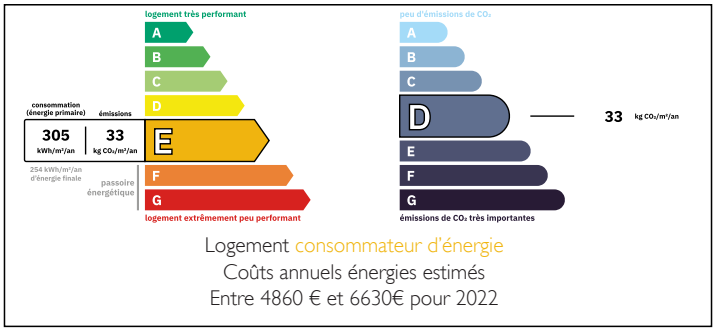
INFORMATION

Town:	Bozel
Department:	Savoie
Bed:	3
Bath:	2
Floor:	201 m2
Plot Size:	1165 m2

IN BRIEF

Set on a large, level plot close to the centre of Bozel, this house enjoys easy access to shops, primary and secondary schools, doctors and restaurants. The property also offers excellent potential for extension and benefits from solar panels.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4860 € et 6630€ pour 2022

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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DESCRIPTION

Discover this beautiful 200 m² family home, ideally located close to the centre of Bozel, set on a flat, sunny plot and offering plenty of potential for further development.

Arranged over three levels, the ground floor features a spacious 38 m² living area with an open-plan kitchen, two bedrooms measuring 12.94 m² and 24.19 m², a shower room and a separate WC.

Upstairs, a second living space includes a lounge, a kitchen with dining area, a bedroom, a bathroom and a large utility room.

The lower level comprises a kitchen, a living room, a bathroom and a WC. This space offers excellent potential to create a self-contained apartment, subject to the necessary permissions.

A 24 m² garage, a 22 m² workshop, two cellars, a boiler room, a veranda and solar panels complete the property.

Ideally situated close to local shops, schools and amenities, the house also provides easy access to Courchevel and the world-renowned Three Valleys ski area.

An excellent opportunity for a spacious family home or a property investment offering a wide range of possibilities.

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

NOTES

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