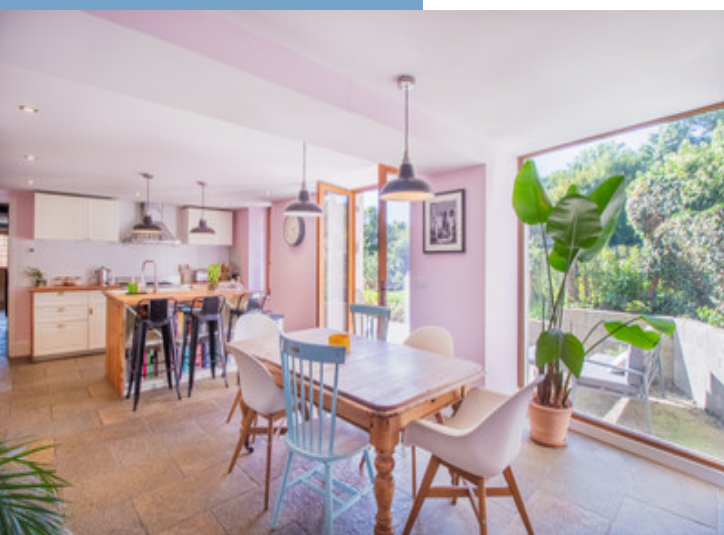




LARGE FAMILY HOME AND INDEPENDENT
2-BEDROOM GÎTE NEAR LA PLAGNE. 8
BEDROOMS, 250M², IDEAL FOR RENTAL INCOME

LARGE FAMILY HOME AND
INDEPENDENT
2-BEDROOM GÎTE NEAR
LA PLAGNE. 8 BEDROOMS,
250M², IDEAL FOR RENT...



PROPERTY FACT FILE

REFERENCE	A23613SLE73
PRICE	€ 892,450 £ 0* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	5
ACCOMMODATION	250 m²
LAND	900 m²
TOWN	La Plagne Tarentaise
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Mains Drains, Private parking, Close to ski resort
*Price based on current exchange rate which is subject to change	



- Close to Montalbert ski resort - Paradiski
- Modern yet traditional - beautifully refurbished
- Suitable as a family home, holiday home or gîte bu
- Peaceful and mountain views
- Virtual viewing available

LARGE FAMILY HOME
AND INDEPENDENT
2-BEDROOM GÎTE NEAR
LA PLAGNE. 8 BEDROOMS,
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Set in a sunny mountain village just minutes from Montalbert and the Paradiski ski area, this exceptional 250m² property combines the charm of a traditional Savoyard home with the comfort of modern renovation. Offering eight bedrooms, five bathrooms, generous living space, a separate self-contained gîte and a large private garden, it is

DESCRIPTION

The picturesque village of Notre-Dame-du-Pré, a short distance from La Plagne, is a peaceful village but with the vast ski area just around the corner. This exceptional property in the heart of the village combines modern living with a sympathetic renovation in a stunning setting. Its generous south-west facing garden is perfect for outdoor summer dining, fun for the family (there's a fabulous treehouse!) or relaxing in the calm of the mountains.

Ground floor:

A lovely entrance hall

A light-filled living-dining room with a wood-burning stove for cosy evenings - 33 m²

A separate study, also with a wood-burning stove, ideal for working from home or as a reading corner - 13 m²

A great farmhouse-style kitchen-dining room, opening onto the large terrace and garden - 32 m²

A WC with washbasin

A second entrance with washbasin and cloakroom.

First floor:

A master bedroom with shower and WC, 18 m² of comfort with stunning views over the valley.

Three additional spacious bedrooms, perfect for children or guests - 9 to 12 m²

A family bathroom with shower and double basin.

A guest area consisting of two en-suite bedrooms, each with separate shower. Separate toilet. Ideal for having friends and family to stay.

Basement:

A laundry room.

Two converted cellars, ideal for storage or a workshop.

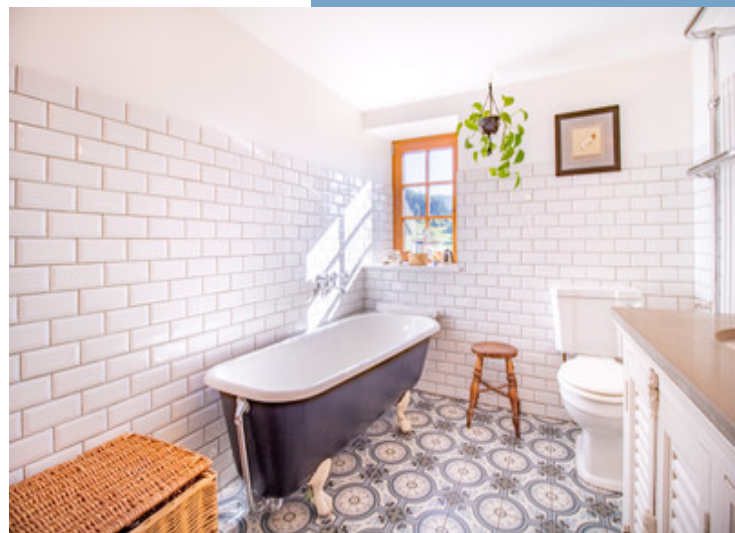
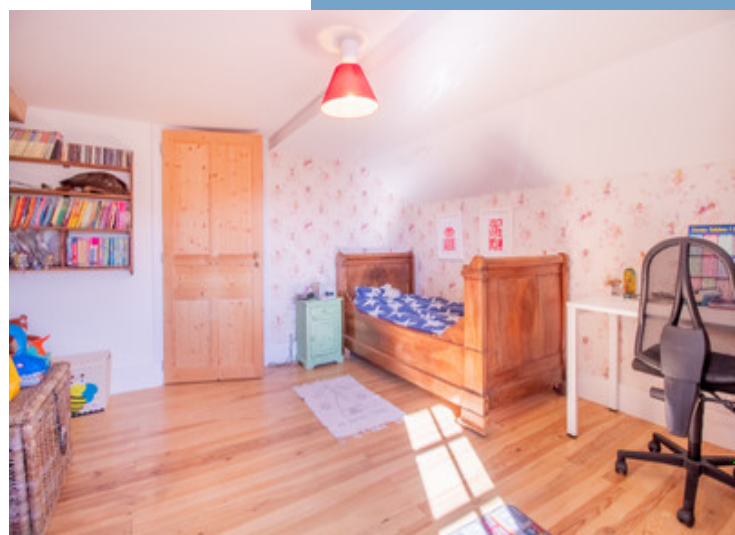
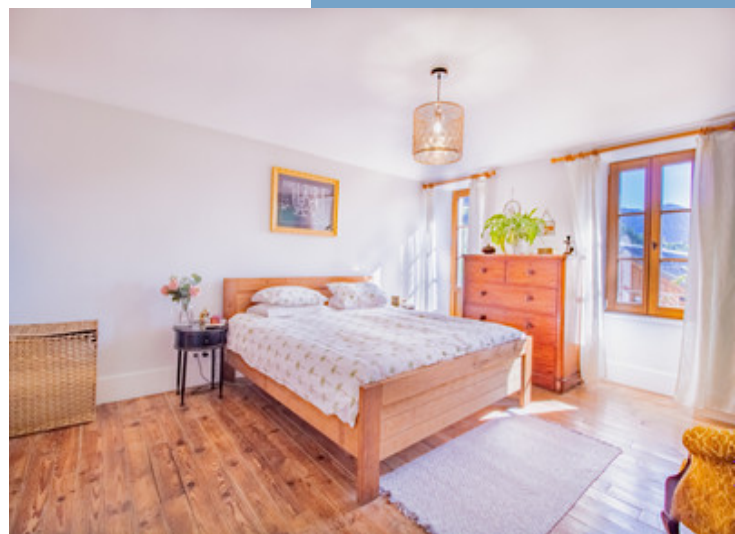
Next door is a two bedroom house which can be accessed from the main house if needed.

Ground floor:

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A23613SLE73>

COMPLETE FILE AND PHOTO ON REQUEST

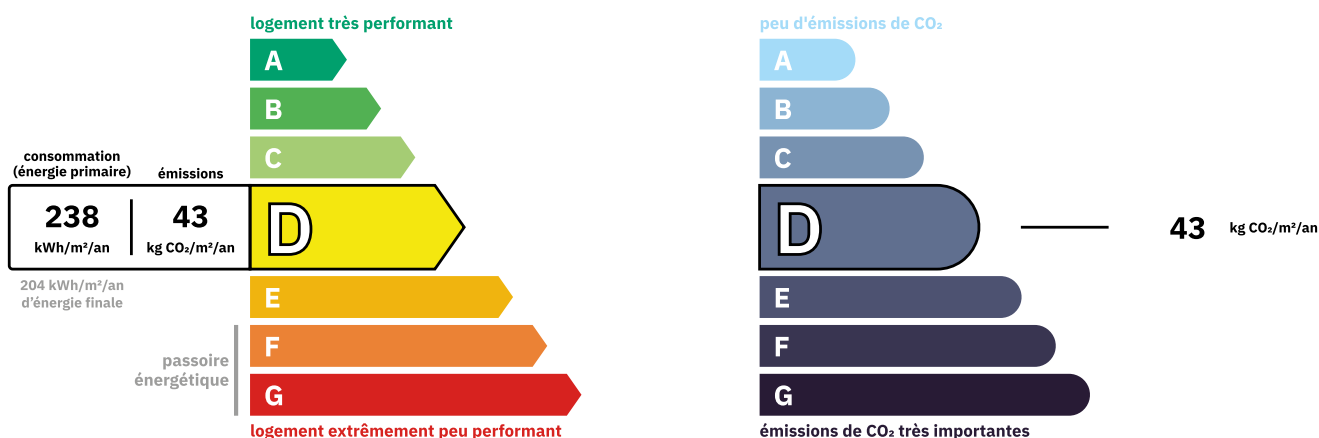


LARGE FAMILY HOME AND
INDEPENDENT 2-BEDROOM
GÎTE NEAR LA PLAGNE. 8
BEDROOMS, 250M², IDEAL FO
RENT...

Ref : A23613SLE73

ENERGIE-DPE

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



Property **Poorly efficient**
Estimated annual energy costs
between 5880 € and 8020€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf :A23613SLE73
FILE COMPLETE
AND PHOTOS
ON REQUEST

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