



BEAUTIFUL 3 BEDROOM HOME WITH STUNNING
TERRACE CLOSE TO BOURG SAINT MAURICE LES
ARCS FUNICULAIRE.

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BOURG SAINT MAURICE
LES ARCS FUNICULAIRE....



PROPERTY FACT FILE	
REFERENCE	A36054TAB73
PRICE	€ 699,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	2
ACCOMMODATION	141 m ²
LAND	283 m ²
TOWN	Bourg-Saint-Maurice
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Wooden Chalet
CONDITION	
FEATURES	Mains Drains, Private parking, High speed internet
*Price based on current exchange rate which is subject to change	



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
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- Turnkey ready to use
- Beautifully finished
- Easy access to ski resort Les Arcs and la Plagne
- Inside spa area
- Stunning covered terrace

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This beautiful house could be used for personal use, rental or even a combination of both by adding a small kitchenette. Ideally situated just a few minutes from Bourg Saint Maurice and the funiculaire the cycle path is just outside the house.

DESCRIPTIF

This lovely situated in Hauteville gondon , just a few minutes from Bourg Saint Maurice. There is a free bus that runs from outside the house to the funiculaire in the winter. The cycle path which runs the length of the Upper Tarentaise is just a few metres away.

The house has been used as a gite, so could easily be used as a rental or as a private house or a combination of both. The house has 2 separate entrances .

The house is laid out as follows . The main part has a door into an entrance with a large shower room , cupboard and separate WC . There is a kitchen diner with lovely views downtime valley , a double bedroom and an additional bedroom which can have bunks or a a high bed and a desk.

There is a second connected area which is an entrance hallway , lrary and lounge leading to an inside spa jacquizzi room. There is a flight of stairs that leads up to a lovely lounge with a balcony and also a huge lovely outside covered terrace. there is a beautiful double bedroom leading onto an ensuite bathroom with bath and shower.

There is an owners cave , a small garden and 3 outside parking place with Ev charging. The drive way is heated , The 2 bathrooms are run on 2 separate hot water boilers .

The measurements are as follows

Entrance 16.92

Spa area 15.42

Entrance 2 7.03

Lounge 23.57

wc 1.55

Bathroom 7.19

Bedroom 1 12.05

Bedroom 2 14.79

bedroom 3 15.2

salon 21.64

Bathroom / WC 12.02

Storage 2.39

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A36054TAB73>

COMPLETE FILE AND PHOTO ON REQUEST



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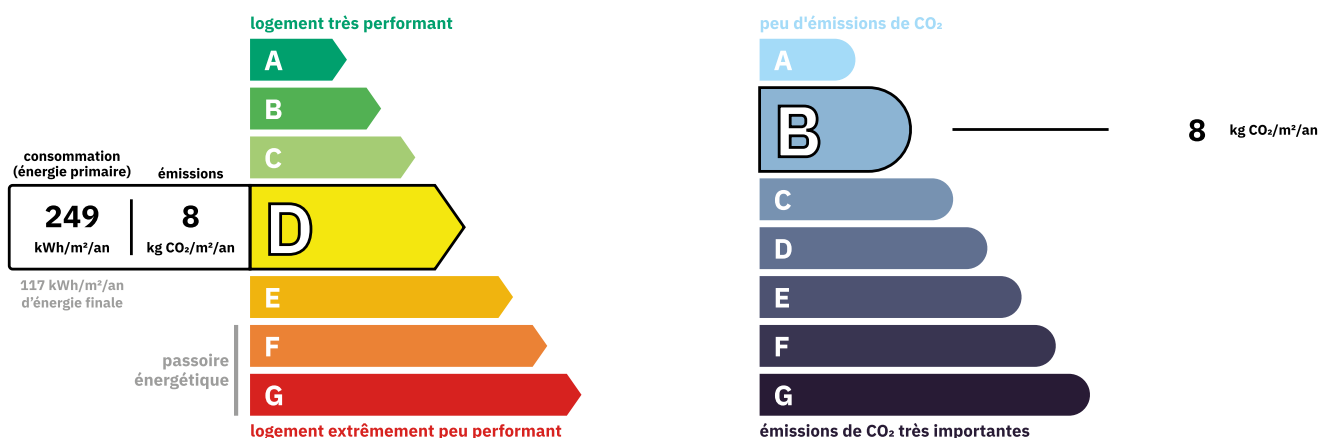
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ENERGIE-DPE

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 2080 € and 2870€ for 2021

NOTICE

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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

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AND PHOTOS
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