

Beautifully renovated house with 6 bedrooms and gite/house with 2 bedrooms -near La Plagne



## INFORMATION

Town:	La Plagne Tarentaise
Department:	Savoie
Bed:	8
Bath:	5
Floor:	250 m <sup>2</sup>
Plot Size:	900 m <sup>2</sup>

## IN BRIEF

In Notre-Dame-du-Pré, this renovated village house combines old-world charm with modern comfort.

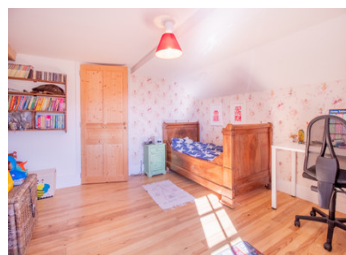
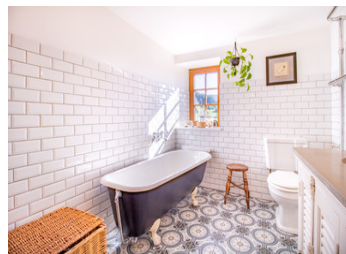
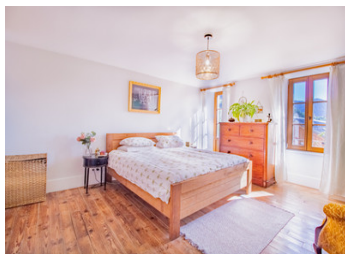
Main features:

Approximately 250 m<sup>2</sup> of living space, including and adjoining two bedroom house.

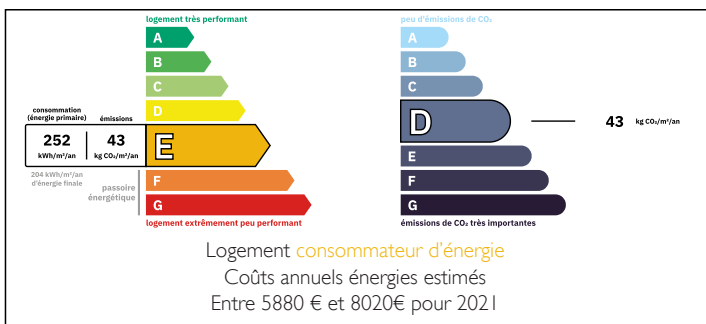
Main house (200 m<sup>2</sup>): large living room with wood-burning stove, open-plan kitchen opening onto a terrace and south-west facing garden, a very bright study with wood-burning stove, 4 bedrooms including a master suite, guest area with 2 en-suite bedrooms.

Basement: laundry room, 2 cellars, a vaulted cellar and boiler room.

Adjoining house (50 m<sup>2</sup>) : living room-kitchen-dining room, 2 bedrooms, shower room and WC, ideal for accommodating family, friends or professional activities.



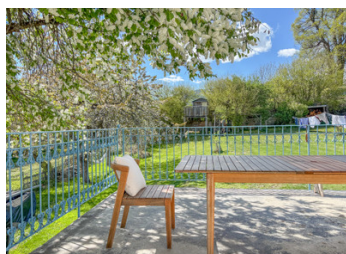
## ENERGY - DPE



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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.

project.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## 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 a haven of peace for all fresco dining, fun for the family (there's a fabulous treehouse!) or moments of relaxation.

A spacious and welcoming main house  
Ground floor:

A welcoming entrance hall

A light-filled living-dining room with a wood-burning stove for cosy evenings - 33 m<sup>2</sup>

A separate study, also with a wood-burning stove, ideal for working from home or as a reading corner - 13 m<sup>2</sup>

A functional and convivial kitchen-dining room, opening onto the large terrace and garden - 32 m<sup>2</sup>

A WC with washbasin for added convenience.

A second entrance with washbasin and cloakroom.

First floor:

A master bedroom suite with shower and WC, offering privacy and comfort - 18 m<sup>2</sup>

Three additional spacious bedrooms, perfect for children or guests - 9 à 12 m<sup>2</sup>

A family bathroom with shower and double basin, designed for everyday use.

A guest area consisting of two en-suite bedrooms, each with separate shower. Separate toilet. Ideal for welcoming family or friends in the best conditions.

Basement:

A practical laundry room.

Two converted cellars, ideal for storage or a workshop.