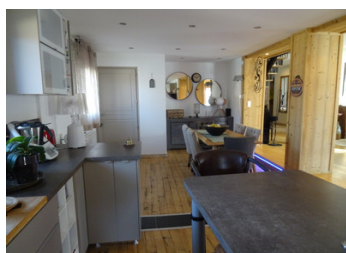


A lovely, renovated house on the sunny side of the valley with big terrace, garden and parking.



## INFORMATION

|             |                      |
|-------------|----------------------|
| Town:       | La Plagne Tarentaise |
| Department: | Savoie               |
| Bed:        | 4                    |
| Bath:       | 2                    |
| Floor:      | 170 m2               |
| Plot Size:  | 381 m2               |



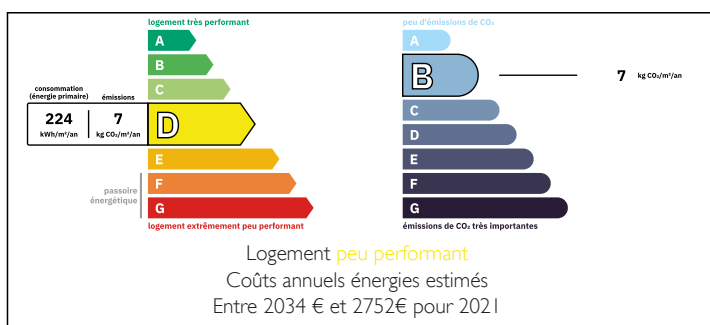
## IN BRIEF

What a lovely property, a superb renovation of a building that dates back to 1793 situated on the sunny side of the valley just above the market town of Aime with a good choice of shops and restaurants as well as its own railway station. The south facing views across to La Plagne and Les Arcs are amazing and the house has a spacious terrace, small garden with jacuzzi and an extensive balcony to allow you enjoy them fully. There is also private parking for at least a couple of cars.

The house offers a total surface area of approximately 220m2 ; 169,95m2 +51,62m2 below 1m,80

A character property with all the "mod cons", ideal for all year round life or all year round holidays with world class skiing in La Plagne, Les Arcs,...

## ENERGY - DPE



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.



## DESCRIPTION

The property is located in La Cote d'Aime just above the market town of Aime. The south facing views are simply stunning.

The accommodation comprises:

Entrance Level.

Entrance hallway.

Laundry room.

Separate WC.

Spacious , open plan lounge, dining room and fitted kitchen; access to the terrace from both the lounge and the kitchen.

1st Floor.

Landing.

Bedroom 1; a double room currently used as an office.

Bedroom 2; a double room with balcony access.

Shower room.

Separate WC.

Bedroom 3; a large family room with dressing and large en suite bathroom with both bath and shower cubicle; balcony access.

2nd floor.

Landing.

Spacious living area under the eaves; ideal TV/cinema room or additional lounge area.

Bedroom 4; a small bedroom off this additional living area.

Outside the property enjoys a spacious (approx 50m<sup>2</sup>) terrace with amazing views. A spiral staircase leads down to the garden area , Jacuzzi and driveway with parking for a couple of cars.

There is a balcony to two sides of the house.

At garden level there is a wine cellar, 3 caves and 3 boxes (smaller storage areas).

## LOCAL TAXES

Taxe habitation: EUR

## NOTES