

Modern Alpine villa 209m2 with Pool. Spacious, secluded & Ideally Located for Ski and road cycling.

EXCLUSIVE



INFORMATION

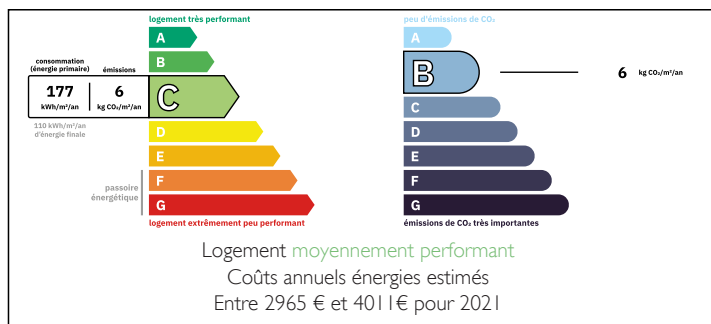
Town:	Le Bourg-d'Oisans
Department:	Isère
Bed:	4
Bath:	3
Floor:	209 m2
Plot Size:	2690 m2

IN BRIEF

This beautiful modern villa offers 209 m² of light-filled living space, thoughtfully designed for comfort and functionality. It comprises a fully equipped kitchen, a generous lounge and dining area, four bedrooms (one with ensuite shower room), a master bedroom with dressing room and ensuite shower room, a separate bathroom and a practical laundry room. A car-port, woodstore and garage complete the package for the ideal family home or rental investment property.

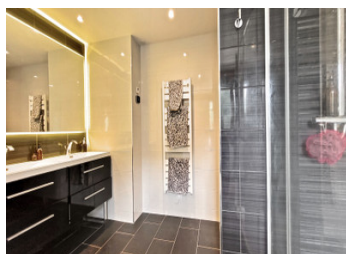
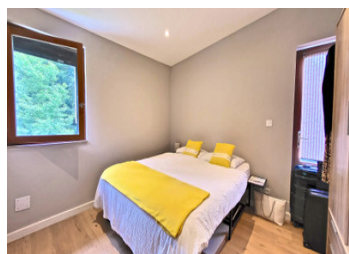


ENERGY - DPE



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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.



DESCRIPTION

Set on a generous 2,690 m² plot, the property boasts a large private swimming pool and a spacious terrace perfect for outdoor dining and entertaining. The setting is peaceful and secluded, offering calm and privacy while remaining well-connected.

Located at the heart of Alpine cycling country and just 10 minutes from the Allevard ski lift to Alpe d'Huez, this villa offers exceptional rental potential year-round, whether for winter sports enthusiasts or summer cyclists.

A rare opportunity to acquire a beautifully appointed, modern mountain home in a highly sought-after location.

Main surface details:

Lounge / Kitchen - 44.5m²

Dining room – 17.3m²

Storage room – 8.3m²

Hallway – 5.30m²

Laundry room – 4.6m²

Bedroom 1 – 21.9m²

Bedroom 2 – 13.3m²

Bedroom 3 - 12.1m²

Bedroom 4 - 11.3m²

Bathroom – 5.5m²

Ensuite bed 1 ...

LOCAL TAXES

Taxe foncière: 1796 EUR

Taxe habitation: EUR

NOTES