LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A35400OS73 Price: 490 000 EUR

agency fees to be paid by the seller

Beautiful real estate complex for sale in the heart of Villarlurin, close to all amenities. Great potential

INFORMATION

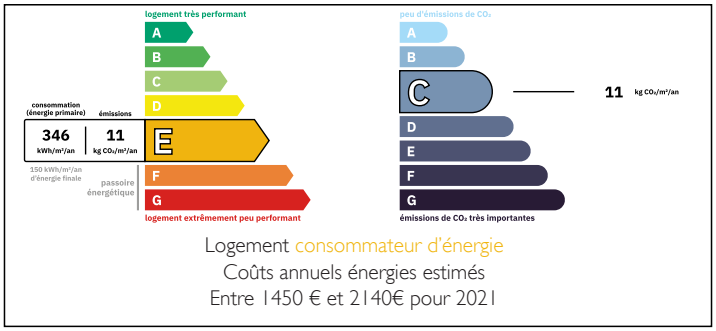
Town:	Villarlurin
Department:	Savoie
Bed:	5
Bath:	3
Floor:	196 m2
Plot Size:	20 m2

IN BRIEF

For sale in Villarlurin, near Brides-les-Bains and Méribel:
196 m² property divided into 3 independent apartments, each with private outdoor space. Two units are already rented, providing immediate rental income.
Option to purchase an additional barn and a 266 m² plot of land.
Perfect for a rental investment or family project.
Central, quiet location, just 15 minutes from ski resorts.

A great opportunity!

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1450 € et 2140€ pour 2021

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.

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LOCAL TAXES

Taxe foncière:	**1577 EUR**
Taxe habitation:	**EUR**

NOTES

DESCRIPTION

EXCLUSIVE LISTING – 196 m² PROPERTY COMPLEX – IN THE HEART OF VILLARLURIN

Located in the heart of Villarlurin, just steps away from the primary school and a few kilometers from amenities (supermarkets, shops, services, etc.), this detached property complex offers an excellent opportunity, whether for a rental investment, a family project, or staff accommodation. Only 2 km from Brides-les-Bains and 12 km from Méribel, it boasts an unbeatable central location.

The property offers 196 m² of living space, divided into three independent apartments, each with its own private outdoor area:
A bright and spacious 96 m² duplex, with 2 bedrooms, a shower room, separate WC, and a private balcony. Ideal as a primary residence or for rental purposes.
A 59 m² 2 bedrooms apartment on the first floor, featuring a pleasant terrace. Currently rented until December 2025 (end of lease).
A 40.10 m² T2 apartment on the ground floor with its own private outdoor space. Currently rented until December 2027 for €400/month excluding charges, offering immediate and secure rental income.

Additionally, there is the possibility to acquire a barn and an adjoining plot of land, offering numerous possibilities: extension, garden, parking, or a full renovation project.

Highlights:

Private outdoor spaces for each apartment.
Plot adjoining the barn.
Overall good condition, though some refreshment work may be desired to suit your taste.
Two units already rented, providing immediate rental income.
Ideal for a rental project or family residence.
Peaceful environment in the heart of the village.
Only 15 minutes from Méribel and the ski resorts of