

200 m property to reinvent : 4 apartments, garden and excellent investment potential



INFORMATION

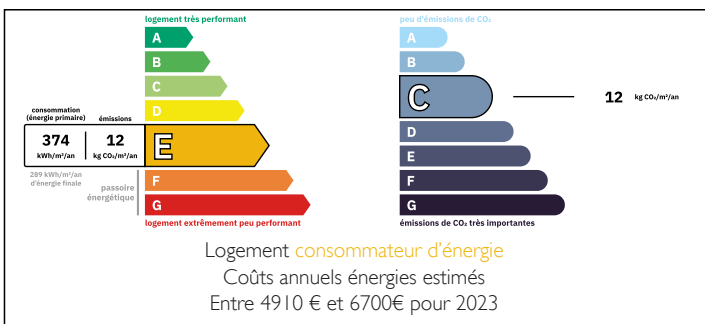
Town:	Grand-Aigueblanche
Department:	Savoie
Bed:	6
Bath:	4
Floor:	199 m ²
Plot Size:	0 m ²



IN BRIEF

Located in Aigueblanche, close to ski resorts and thermal facilities, this 200 m² semi detached house offers remarkable versatility. It includes two one-bedroom apartments on the ground floor, a two-bedroom apartment on the first floor, and a top-floor unit ready to be redesigned. A private garden, a cellar and a parking space add to the practicality of the property. With independent entrances and strong rental demand in the area, this is a rare opportunity for investors or families seeking a property with multiple possibilities.

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

Ideally located between major ski areas and a very popular thermal centre, this large semi-detached house of approximately 210 m² total floor area represents an exceptional opportunity for an investor or a family looking for a versatile property.

On the ground floor, there are two one-bedroom apartments (T2), perfect for seasonal, thermal, or year-round rentals. One offers a surface area of around 42 m² and the other 24 m².

The first floor features a bright and functional two-bedroom apartment (T3) of approximately 70 m², benefiting from its own independent entrance.

The second floor, with a total floor area of 70 m² (including 8.7 m² below 1.80 m ceiling height), currently consists of two bedrooms, a living room, a bathroom, a WC and a kitchen. It also benefits from an independent entrance, while remaining connected internally to the house, and offers significant potential for reconfiguration: creation of a new apartment, extension of the first-floor T3 into a duplex, or optimisation according to your project.

Outside, a private garden of approximately 100 m² offers a pleasant space for outdoor dining, relaxation or landscaping.

The property also includes a cellar and a parking space — two valuable assets in this sector.

While refurbishment work is required, the house benefits from a solid structure, excellent natural light and substantial potential for value enhancement. Whether you are considering long-term rental, seasonal income, division into separate units or a resale-by-lot strategy, the possibilities are extensive.

Aigueblanche enjoys a strategic position at the crossroads of the valleys,...

LOCAL TAXES

Taxe habitation:

EUR

NOTES