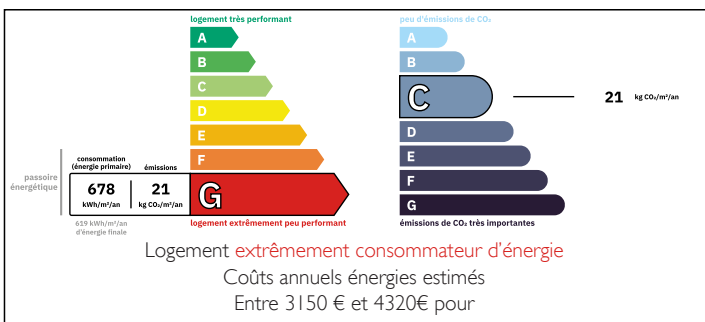


Village house with huge potential, very easy access to the Alpe d'Huez ski area and year round activities.



ENERGY - DPE



INFORMATION

Town:	Le Bourg-d'Oisans
Department:	Isère
Bed:	4
Bath:	1
Floor:	100 m2
Plot Size:	647 m2

IN BRIEF

Village house to renovate, ideally located in the heart of a sought-after area for mountain activities. Just 8 minutes from the Eau d'Olle lift, you have easy access to the resort of Oz and the vast Alpe d'Huez ski area.

A bus stop is located directly in front of the house, making it a perfect setting for hiking, cycling, climbing, and winter sports enthusiasts: everything is within easy reach.

The property with 104,80 m2 floor area and 99,75 m2 Loi Carrez offers great potential and includes:

- 1 kitchen
- 1 pantry
- 2 bedrooms on the ground floor
- 4 bedrooms at the 1st floor
- 2 garages, 22m2 each
- 1 barn

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.

or secondary mountain residence, or...



DESCRIPTION

Village house to renovate, ideally located in the heart of a sought-after area for mountain activities. Just 8 minutes from the Eau d'Olle lift, you have easy access to the resort of Oz and the vast Alpe d'Huez ski area.

A bus stop is located directly in front of the house, making it a perfect setting for hiking, cycling, climbing, and winter sports enthusiasts: everything is within easy reach.

The property with 104,80 m² floor area and 99,75 m² Loi Carrez offers great potential and includes:

- 1 kitchen
- 1 pantry
- 2 bedrooms on the ground floor
- 4 bedrooms at the 1st floor
- 2 garages, 22m² each
- 1 barn
- 1 cellar
- Attik space of 182 m²
- A garden
- 647 m² land area in front of the house

Shops and services are only 8 minutes away by car.

A property with a big potential to create a primary or secondary mountain residence, or for those looking to make a rental investment.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES