

Sunny 2-3 bed apartment with stunning views for sale in Le Châtelard at the heart of the massif des Bauges



## INFORMATION

Town:	Le Châtelard
Department:	Savoie
Bed:	2
Bath:	1
Floor:	115 m2
Outside Space:	40 m2

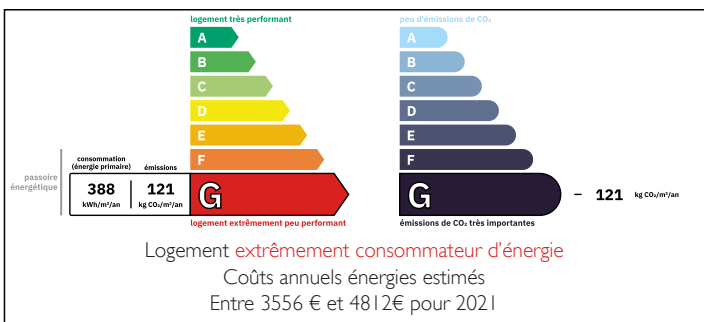


## IN BRIEF

Very spacious apartment which is more like a house with 2 large garages underneath which could be turned into more accommodation. The sun lounge has panoramic views down the valley to the snow-capped peaks in the distance and it's a short walk to the centre of Le Chatelard with various shops, restaurants, supermarket and local schools

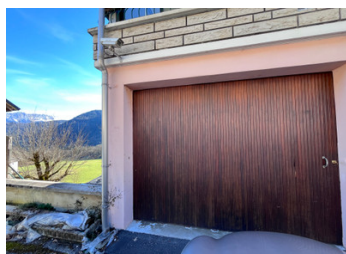
The property has 2 bedrooms and spare living room which can be used as a third bedroom as the sun lounge is the main focus of the apartment. By removing the ceiling in the sun lounge the loft space could be opened up as a mezzanine living area. Using the garage below for extra rooms with the same fabulous views, would make this a superb family home, whilst still retaining a large garage and a cellar.

## 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

- Entrance with private staircase to the apartment and access to the garage/boiler room and cellar
- Kitchen - 17m<sup>2</sup>
- Veranda - 32m<sup>2</sup> with balcony, stunning views, and recent double glazing
- Bedroom 1 - 16m<sup>2</sup> with balcony
- Bedroom 2 - 17m<sup>2</sup>
- Living room/Bedroom 3 - 20m<sup>2</sup>
- Bathroom with walk-in shower
- WC
- Garage 1 - 31m<sup>2</sup>
- Garage 2 - 25m<sup>2</sup>
- Cellar - 20m<sup>2</sup>
- Outside, a large parking area with the possibility of adding a wooden deck for some outside space.

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES