

2 bedroom apartment for sale in Old Town Briançon with large storage cellar - set in a peaceful location



## INFORMATION

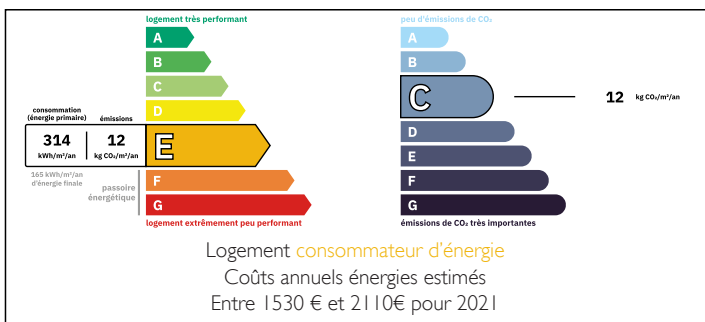
|             |              |
|-------------|--------------|
| Town:       | Briançon     |
| Department: | Hautes-Alpes |
| Bed:        | 2            |
| Bath:       | 1            |
| Floor:      | 56 m2        |
| Plot Size:  | 0 m2         |



## IN BRIEF

Spacious 2 bedroom apartment for sale in the Historic Old Town of Briançon, sold with large cave on ground floor.

## 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

### The Apartment.....

This spacious 2 bedroom property is located on the third floor of a 4 storey building at the lower end of the Historic Old Town.

There is one other permanent resident in the building, which is set back from the main street and very quiet.

The apartment has 2 large bedrooms and a separate toilet and bathroom, which need refreshing. The main living area includes the open plan kitchen which offers lots of cupboard space.

The property comes with a large 16 m cave on the ground floor which could be renovated to provide an extra living room or workshop.

This property will make an ideal first home or a project for holiday rentals.

## LOCAL TAXES

**Taxe foncière: 902 EUR**

### The Area....

The Old Town of Briançon is recognised as UNESCO World Heritage Site and has received great funding over the last 15 years. It is also known as The Citee Vauban, after the great military architect who helped strengthen the fortifications of the town. It is almost self contained, having numerous shops, bars and restaurants as well as a close community of inhabitants who take pride in the unique place that they call home.

There are local bus services that operate from both the top and bottom end of the town, which also pass by the ski lift at Proel.

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

## NOTES