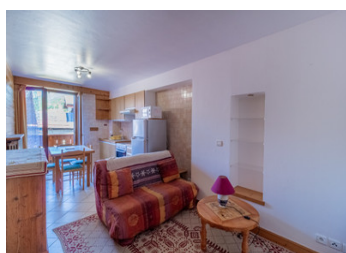
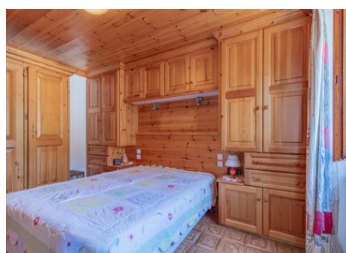
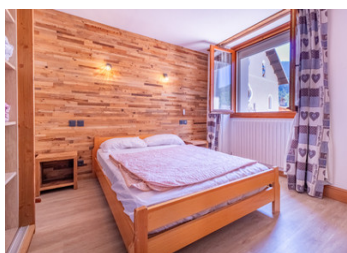


## Investment Building in Bozel – 6 Apartments, Commercial Unit & Attic Space of 120 m - Ski area 3 Valleys

### EXCLUSIVE



### INFORMATION

|             |                    |
|-------------|--------------------|
| Town:       | Bozel              |
| Department: | Savoie             |
| Bed:        | 8                  |
| Bath:       | 6                  |
| Floor:      | 309 m <sup>2</sup> |
| Plot Size:  | 15 m <sup>2</sup>  |

### IN BRIEF

In the heart of Bozel, within walking distance of shops and amenities while enjoying a quiet location, this investment property comprises six apartments, a commercial unit and approximately 120 m<sup>2</sup> of convertible attic space.

The accommodation includes :

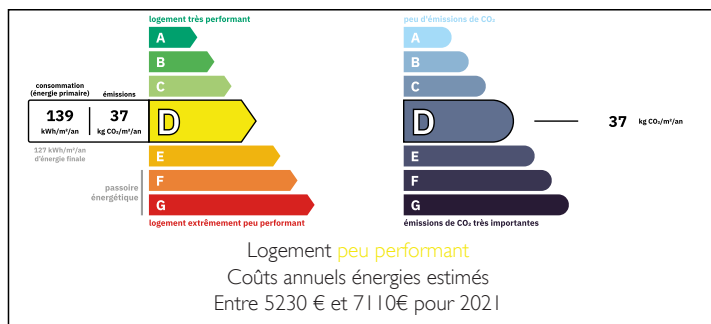
- Commercial premises with 3 rooms and WC
- A studio apartment of approximately 20 m<sup>2</sup> with open-plan living accommodation, balcony, shower room and WC
- Two 2-bedroom apartments with living room, terrace, kitchen, bathroom and separate WC
- Three 1-bedroom apartments with living room, kitchen, en-suite shower room and separate WC
- Approximately 120 m<sup>2</sup> of high ceiling attic space offering conversion potential (subject to the necessary permissions)

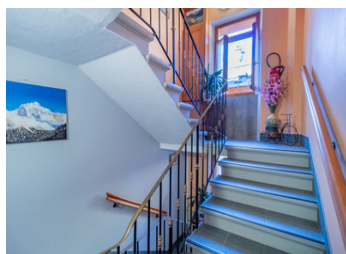
Lower ground floor :

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.

### ENERGY - DPE





## NOTES

## DESCRIPTION

Located in the heart of Bozel, within walking distance of shops, restaurants and everyday amenities while enjoying a peaceful setting, this fully furnished freehold building offers an excellent investment opportunity in one of the most desirable Alpine valleys.

The property comprises six residential units, a commercial premises, extensive storage areas and approximately 120 m<sup>2</sup> of convertible attic space, providing significant potential for future development.

Ground Floor :

- Commercial unit comprising four rooms and a WC.
- Studio apartment of approximately 25 m<sup>2</sup> with open-plan living area and kitchen, balcony, shower room and WC.

First Floor :

- Two-bedroom apartment with living room, terrace, kitchen, bathroom and separate WC.
- One-bedroom apartment with living room, kitchen, en-suite shower room and separate WC.

Second Floor :

- Two-bedroom apartment with terrace, kitchen, bathroom and separate WC.
- One-bedroom apartment with balcony, kitchen, en-suite shower room and separate WC.

Third Floor :

- Approximately 120 m<sup>2</sup> of high ceiling attic space offering excellent conversion potential, subject to the necessary approvals.

Basement :

- Several storage cellars.
- Boiler room with oil-fired central heating system.

Investment Potential

The property offers a wide range of possibilities, including:

Long-term residential rentals.

Seasonal holiday accommodation.