

Beautiful historic property to be renovated, for sale in Briançon / Serre Chevalier



INFORMATION

Town:	Briançon
Department:	Hautes-Alpes
Bed:	0
Bath:	0
Floor:	400 m2
Plot Size:	1347 m2



IN BRIEF

Exceptional Character Property with Development Potential

ENERGY - DPE

DPE not required.

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

Located in a quiet residential setting, this remarkable 18th-century property enjoys breathtaking mountain views and an enviable position surrounded by approximately 1,350 m² of mature, tree-filled grounds. Bathed in sunshine throughout the day, the property offers a rare combination of tranquility, privacy, and proximity to the amenities of Briançon.

With approximately 400 m² of existing living space, a 103 m² convertible attic, and five impressive vaulted stone cellars, the property presents an outstanding opportunity for restoration and redevelopment. Rich in authentic architectural features, the building offers the potential to showcase original timber beams, exposed stone walls, and beautifully restored terraced gardens, creating a unique blend of historic character and modern comfort.

Whether envisioned as an exceptional private family residence, a multi-generational home, or a boutique development for resale, the possibilities are extensive. A fully approved building permit is already in place for the creation of three separate apartments, providing a clear framework for investors and developers alike.

Significant preparatory works have already been completed, including deep drainage, structural reinforcement, external insulation, and the installation of four new water meters. These substantial investments have secured the building's foundations and streamlined the path toward future renovation and development.

Properties of this scale, character, and potential are rarely offered to the market. Combining stunning alpine views, historic charm, and considerable development opportunities, this is a truly exceptional project in one of the most attractive areas of the Southern Alps.

PLANS AND FURTHER IMAGES AVAILABLE

NOTES