

Three bedroom house for sale in the beautiful village of Tessens, 10 minutes from the centre of Aime



INFORMATION

Town:	Aime-la-Plagne
Department:	Savoie
Bed:	3
Bath:	2
Floor:	135 m2
Plot Size:	247 m2

IN BRIEF

This welcoming family home has three bedrooms on two levels, two bathrooms and TWO living areas. The top floor under the roof was renovated to create a wonderful lounge area with large velux windows letting in the sunshine, there's a further room off this one; ideal for when there are extra visitors.

The living area below has east and west facing windows with access to the sunny terrace also accessible from the kitchen. This lounge-diner has a beautiful log fire as a centre piece.

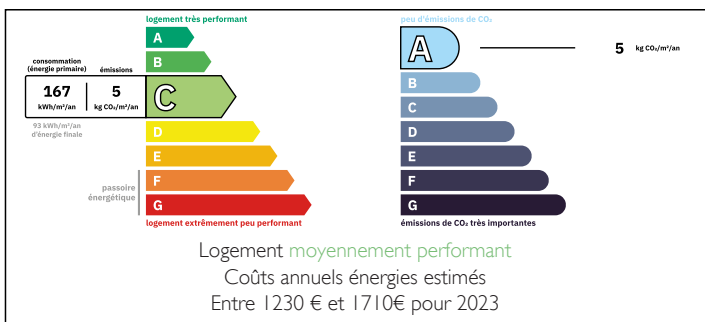
The sunny fitted kitchen is warm and welcoming and with a door to the terrace, it's perfect for outdoor dining with exceptional views.

On this level is the master bedroom and large shower room.

The two other bedrooms (west-facing) and shower room are on the floor below. There is also a small office. The garage and...

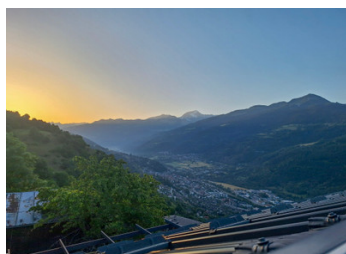


ENERGY - DPE



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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.



LOCAL TAXES

Taxe foncière: 1098 EUR

NOTES

DESCRIPTION

Only 10 minutes from the centre of Aime and its shops, restaurants and TGV station, the village of Tessens is on the sunny side of the Tarentaise with views of La Plagne and Les Arcs.

A peaceful setting but within an easy drive of the local schools and businesses this is an ideal location for a family looking to settle in the valley or for a beautiful holiday home in the mountains with access to world class skiing and stunning mountain walks.

The house is on four floors with 2 cellars underneath accessible from the outside. A small garage and outside parking space with an enormous amount of storage throughout the property means that everything has a place!

Ground floor

The garage is next to the main entrance which opens onto a hallway with built-in storage (a really positive point for any family with skis, ski boots, bikes etc) and off to a laundry room (more built-in storage) and the old boiler room.

A heat pump was installed in 2017 and the roof was insulated shortly after which gives this house a C energy rating in spite of it being an old village property. Incredibly low heating bills are a welcome sight in the mountains.

Two bedrooms share a shower room and toilet. There is a small office on this floor; it could be incorporated into making the shower room bigger or left as it is for home working with a view to the west.

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