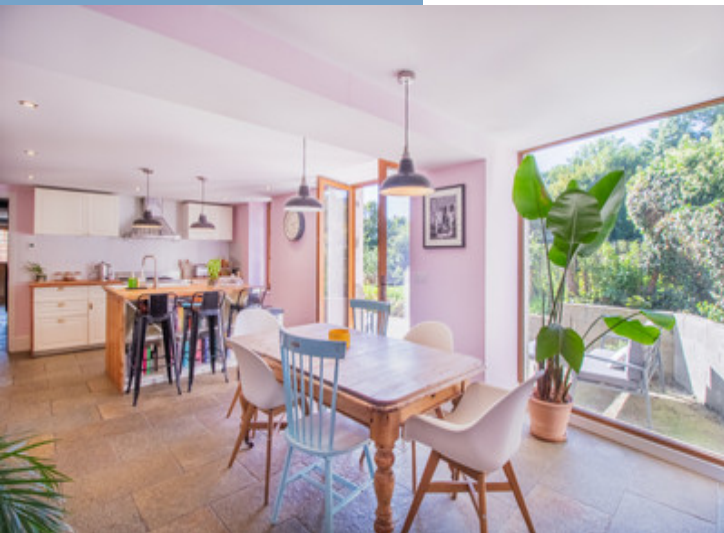




LARGE FAMILY HOME AND INDEPENDENT  
2-BEDROOM GÎTE NEAR LA PLAGNE. 8  
BEDROOMS, 250M<sup>2</sup>, IDEAL FOR RENTAL INCOME

www.leggettprestige.com

LARGE FAMILY HOME AND  
INDEPENDENT  
2-BEDROOM GÎTE NEAR  
LA PLAGNE. 8 BEDROOMS,  
250M<sup>2</sup>, IDEAL FOR RENT...



PROPERTY FACT FILE	
REFERENCE	A23613SLE73
PRICE	€ 892,450 £ 0* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	5
ACCOMMODATION	250 m <sup>2</sup>
LAND	900 m <sup>2</sup>
TOWN	La Plagne Tarentaise
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Mains Drains, Private parking, Close to ski resort
*Price based on current exchange rate which is subject to change	



- Close to Montalbert ski resort - Paradiski
- Modern yet traditional - beautifully refurbished
- Suitable as a family home, holiday home or gîte bu
- Peaceful and mountain views
- Virtual viewing available

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LA PLAGNE. 8 BEDROOMS,  
250M<sup>2</sup>, IDEAL FOR RENT...

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Set in a sunny mountain village just minutes from Montalbert and the Paradiski ski area, this exceptional 250m<sup>2</sup> property combines the charm of a traditional Savoyard home with the comfort of modern renovation. Offering eight bedrooms, five bathrooms, generous living space, a separate self-contained gîte and a large private garden, it is

## DESCRIPTION

The picturesque village of Notre-Dame-du-Pré, a short distance from La Plagne, is a peaceful village but with the vast ski area just around the corner. This exceptional property in the heart of the village combines modern living with a sympathetic renovation in a stunning setting. Its generous south-west facing garden is perfect for outdoor summer dining, fun for the family (there's a fabulous treehouse!) or relaxing in the calm of the mountains.

Ground floor:

A lovely entrance hall

A light-filled living-dining room with a wood-burning stove for cosy evenings - 33 m<sup>2</sup>

A separate study, also with a wood-burning stove, ideal for working from home or as a reading corner - 13 m<sup>2</sup>

A great farmhouse-style kitchen-dining room, opening onto the large terrace and garden - 32 m<sup>2</sup>

A WC with washbasin

A second entrance with washbasin and cloakroom.

First floor:

A master bedroom with shower and WC, 18 m<sup>2</sup> of comfort with stunning views over the valley.

Three additional spacious bedrooms, perfect for children or guests - 9 to 12 m<sup>2</sup>

A family bathroom with shower and double basin.

A guest area consisting of two en-suite bedrooms, each with separate shower. Separate toilet. Ideal for having friends and family to stay.

Basement:

A laundry room.

Two converted cellars, ideal for storage or a workshop.

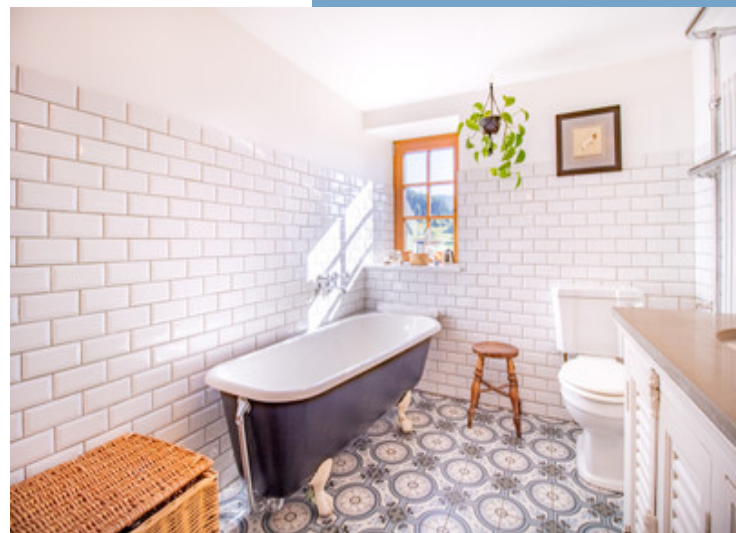
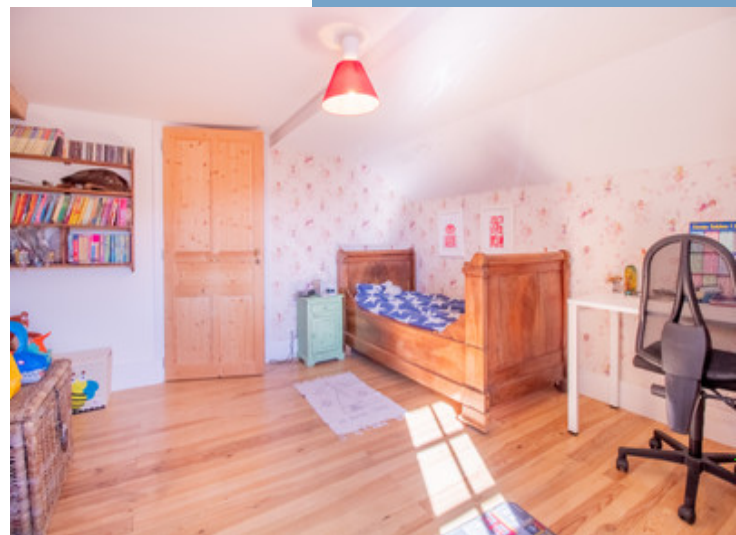
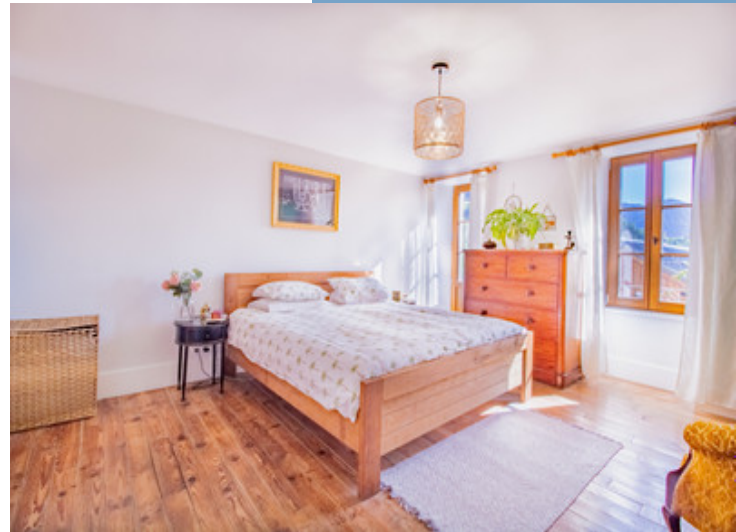
Next door is a two bedroom house which can be accessed from the main house if needed.

Ground floor:

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A23613SLE73>

COMPLETE FILE AND PHOTO ON REQUEST

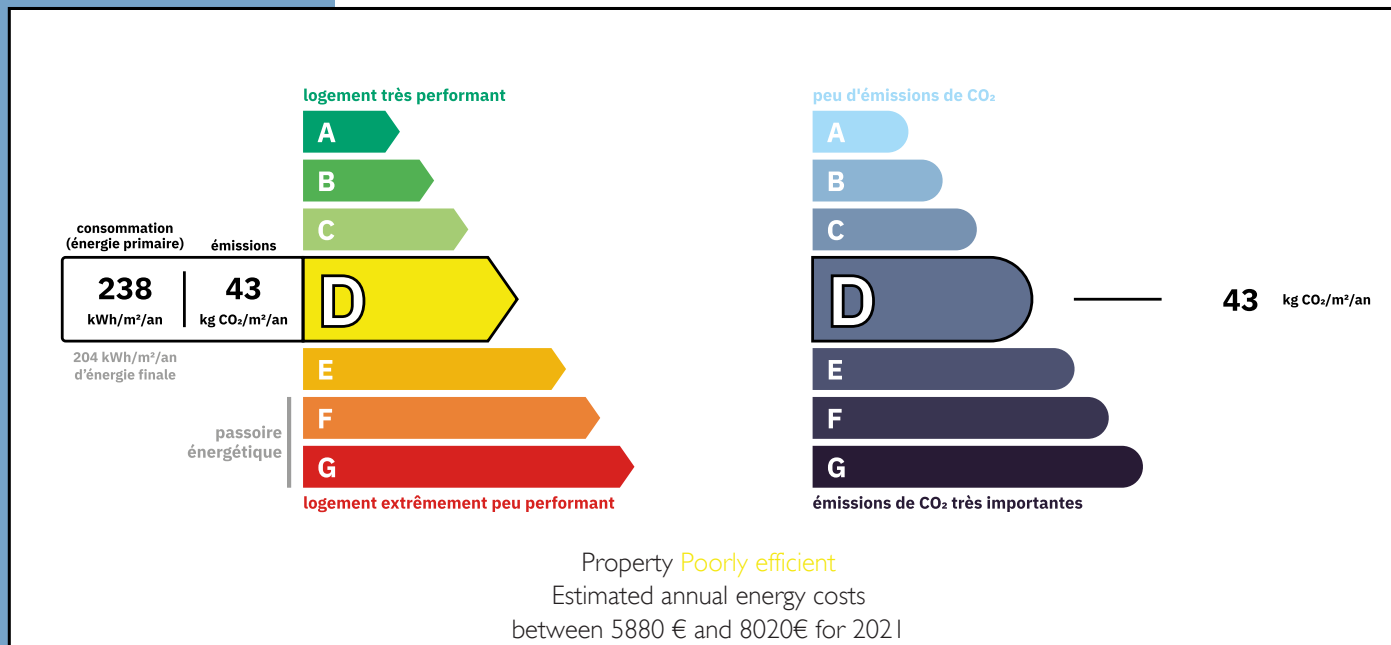


LARGE FAMILY HOME AND INDEPENDENT 2-BEDROOM GÎTE NEAR LA PLAGNE. 8 BEDROOMS, 250M<sup>2</sup>, IDEAL FOR RENT...

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

Ref : A23613SLE73

## ENERGIE-DPE



## NOTICE

Leggetts, their client and any joint agents give notice that:

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2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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