



## BONNEVAL-SUR-ARC - RARE AND EXCLUSIVE VILLAGE HOUSE IN HIGHLY SOUGHT AFTER MOUNTAIN RESORT



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## PROPERTY FACT FILE

REFERENCE	A30993SMB73
PRICE	€ 1,170,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	4
ACCOMMODATION	144 m <sup>2</sup>
LAND	3 m <sup>2</sup>
TOWN	Bonneval-sur-Arc
DEPARTMENT	
LOCATION	Village property
TYPE	Chalet, Ski Chalet
CONDITION	
FEATURES	Detached, Close to ski resort, Mountain view
*Price based on current exchange rate which is subject to change	



- 3 ensuite bedrooms
- High altitude village - 1800 m
- At the foot of the Iseran mountain pass
- Exceptional quality and quantity of snow
- Building from 1660 entirely rebuilt in 2012

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Come and discover this beautiful house in the heart of the old village of Bonneval-sur-Arc, at the end of the Maurienne valley. Site classified amongst "the most beautiful villages in France" where you find stone houses with slate roofs. Bonneval-sur-Arc has succeeded in combining rusticity, nature and conviviality while keeping the charm of a village

## DESCRIPTIF

The entrance to the house (on the middle floor) opens onto a corridor leading to a beautiful reception room with a fireplace and mezzanine, formerly a Tea Room with an adjoining professional kitchen. At the end of the corridor, there is a large ensuite bedroom with a large corner bath, walk-in shower, and WC.

- Entrance: 8.95 m<sup>2</sup>
- Reception room: 29.46 m<sup>2</sup>
- Kitchen: 7.12 m<sup>2</sup>
- WC compliant with PRM standards
- Mezzanine: 2.95 m<sup>2</sup> (7.9 m<sup>2</sup> floor space)
- Bedroom n°1: 17.13 m<sup>2</sup>
- Ensuite bathroom, walk-in shower and WC: 6.11 m<sup>2</sup>.

Going up the stairs from the entrance hall is a beautiful open space with the living room around a stone fireplace, dining room and fully equipped kitchen, all under exposed beams and opening onto a south-facing balcony.

- Living-dining room-kitchen open space: 34.17 m<sup>2</sup> of living space for 43.17 m<sup>2</sup> of floor space
- Walk-in shower room and WC: 2.05 m<sup>2</sup> of living space for 6.66 m<sup>2</sup> of floor space.

On the ground floor are two bedrooms, each with an ensuite shower room/ WC and a technical area consisting of laundry room, workshop and storage. The latter opens directly onto the street, below the main entrance door.

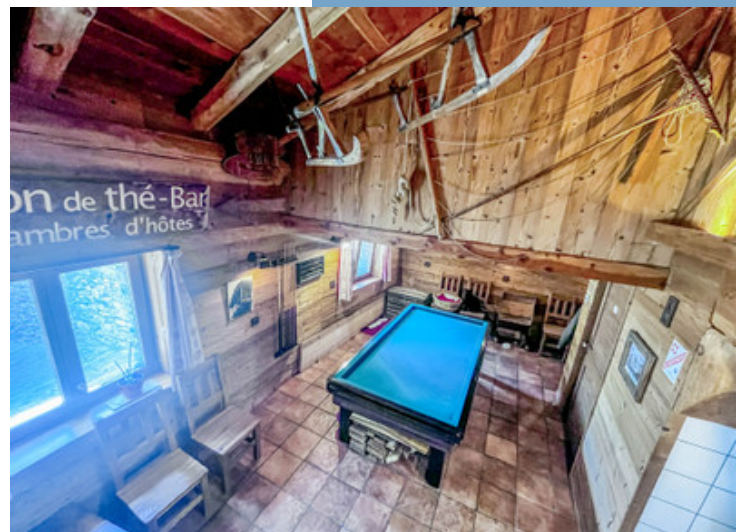
- Bedroom n°2: 13.3 m<sup>2</sup>
- Ensuite walk-in shower room: 3.51 m<sup>2</sup>
- Ensuite toilet: 0.94 m<sup>2</sup>
- Bedroom n°3: 12.44 m<sup>2</sup>
- Ensuite walk-in shower room: 2.35 m<sup>2</sup>
- Ensuite toilet: 0.76 m<sup>2</sup>
- Laundry room: 12.95 m<sup>2</sup> floor space
- Workshop/ storage: 8.84 m<sup>2</sup>.

The village is perfect for nature lovers. In winter, in addition to the Bonneval ski

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A30993SMB73>

COMPLETE FILE AND PHOTO ON REQUEST



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE

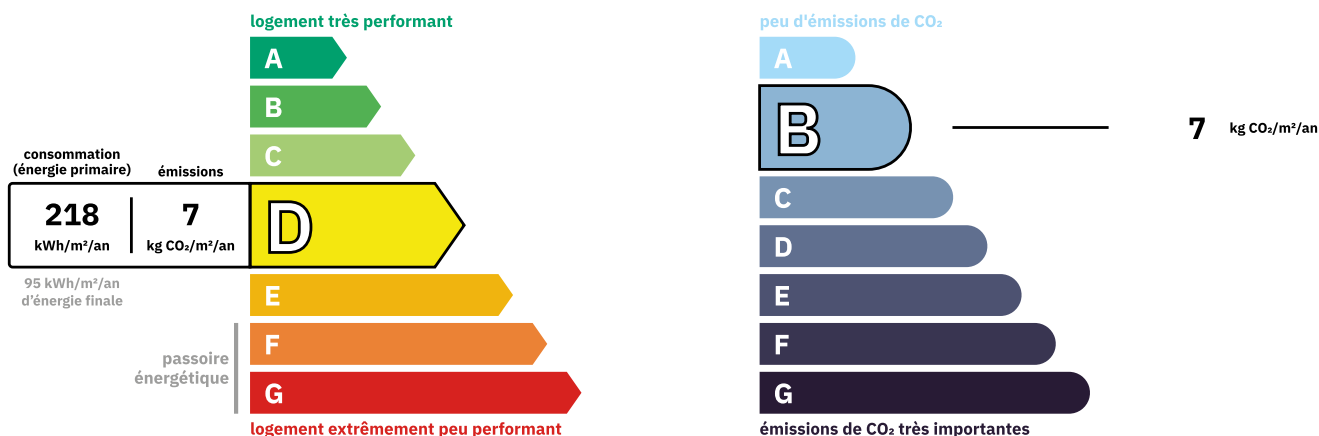
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## ENERGIE-DPE

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



Property **Poorly efficient**  
Estimated annual energy costs  
between 2380 € and 3280€ for 2021

## NOTICE

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## CONTACT

Réf : A30993SMB73  
FILE COMPLETE  
AND PHOTOS  
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