



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

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MOUNTAIN RESORT...



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 ²
LAND	3 m ²
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

DESCRIPTION

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 m²
- Reception room: 29.46 m²
- Kitchen: 7.12 m²
- WC compliant with PRM standards
- Mezzanine: 2.95 m² (7.9 m² floor space)
- Bedroom n°1: 17.13 m²
- Ensuite bathroom, walk-in shower and WC: 6.11 m².

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 m² of living space for 43.17 m² of floor space
- Walk-in shower room and WC: 2.05 m² of living space for 6.66 m² 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.

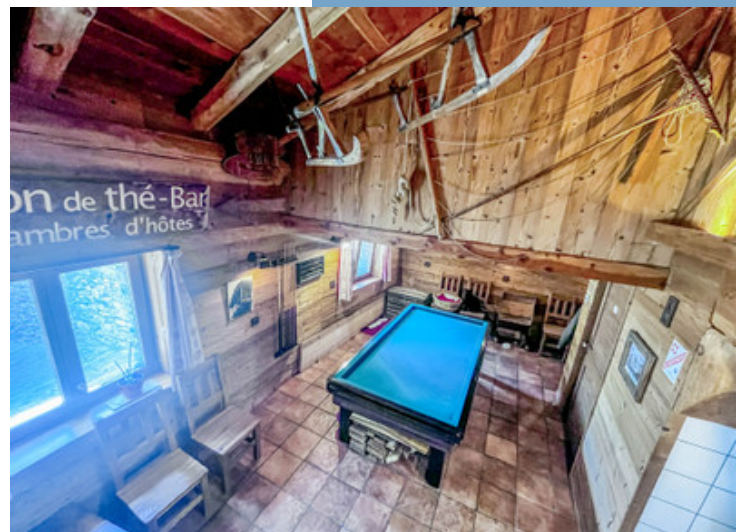
- Bedroom n°2: 13.3 m²
- Ensuite walk-in shower room: 3.51 m²
- Ensuite toilet: 0.94 m²
- Bedroom n°3: 12.44 m²
- Ensuite walk-in shower room: 2.35 m²
- Ensuite toilet: 0.76 m²
- Laundry room: 12.95 m² floor space
- Workshop/ storage: 8.84 m².

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

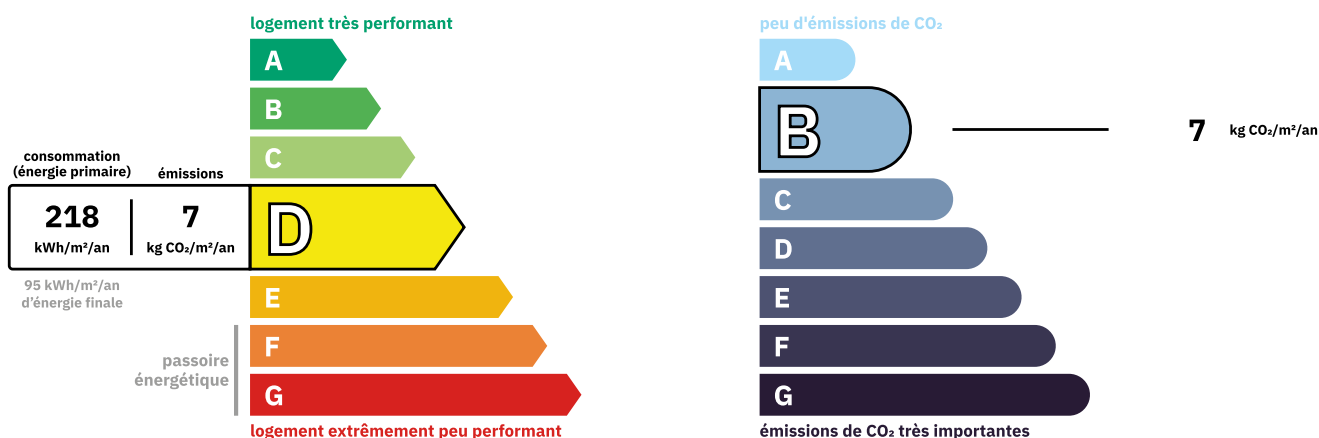


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ENERGIE-DPE

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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1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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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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