



EXCLUSIVE ARCHITECT DESIGNED SKI CHALET
FOR SALE IN LA FECLAZ, TRANQUIL, PRIVATE
LOCATION, WITH SWIMMING POOL

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PROPERTY FACT FILE

REFERENCE	A34898MAS73
PRICE	€ 899,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	2
ACCOMMODATION	187 m ²
LAND	1885 m ²
TOWN	LA FECLAZ
DEPARTMENT	
LOCATION	Ski
TYPE	Maison, Family Home
CONDITION	Good condition
FEATURES	Other Drainage, Garage, High speed internet
*Price based on current exchange rate which is subject to change	

- Calm location
- Mountain Views
- Heated swimming pool
- Light filled living space
- Clean mountain air with cooler summer climate

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Located at the heart of the Savoie Grand Revard ski area, hidden away on the cross-country skiing plateau. Walking distance to the centre of the village and downhill skiing with walking trails to the Croix du Nivolet, overlooking Chambery and Lac du Bourget.

DESCRIPTIF

Garden Floor

- Living room - 46m² double height with feature fireplace and access to the outdoor pool
- Kitchen / Dining area - 41m² with sliding dividers for the kitchen
- Bedroom 1 - 10.8m²
- Shower room - 9.8m² with a large walk-in shower and 2 designer sinks
- WC
- Utility room

First floor

- Mezzanine - 20m² with WC and views over the living space and pool
- Bedroom 2 - 18m² with WC and bathroom
- Office / 3rd bedroom - 10m² over 1.8m height, 13m² floor area
- Dressing room / Storage - 6m² which could be extended on to the mezzanine for a 4th bedroom.

Ground floor

- Entrance hall with stairs to garden level living area
- 2 garages – 122m², with storage, pool equipment and parking for 3 cars

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

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A34898MAS73>

COMPLETE FILE AND PHOTO ON REQUEST



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

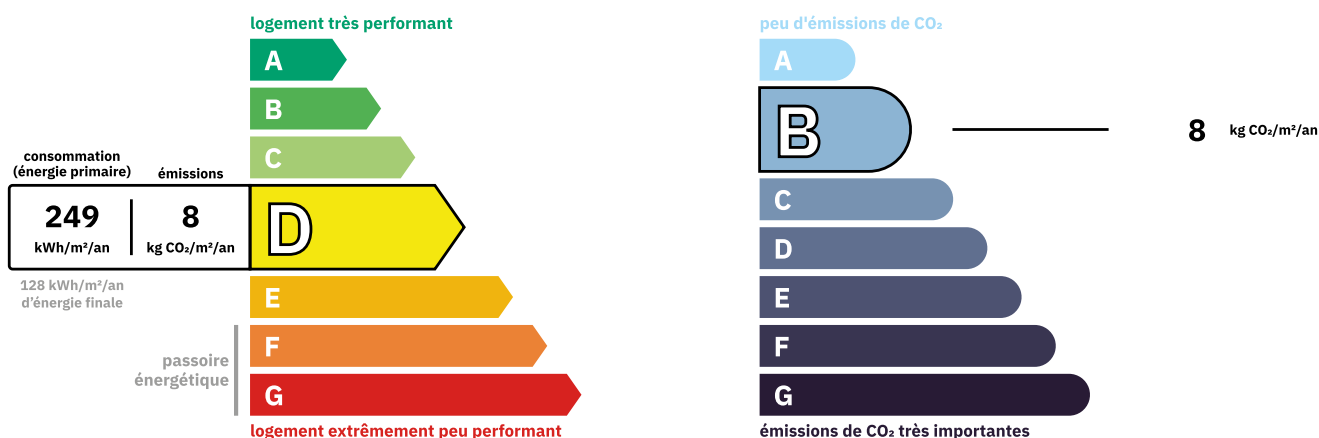
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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
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Property **Poorly efficient**
Estimated annual energy costs
between 2900 € and 3990€ for 2023

NOTICE

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

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.

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

Réf : A34898MAS73
FILE COMPLETE
AND PHOTOS
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