



BEAUTIFUL 3 BEDROOM HOME WITH STUNNING  
TERRACE CLOSE TO BOURG SAINT MAURICE LES  
ARCS FUNICULAIRE.

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BEAUTIFUL 3 BEDROOM  
HOME WITH STUNNING  
TERRACE CLOSE TO  
BOURG SAINT MAURICE  
LES ARCS FUNICULAIRE....



PROPERTY FACT FILE	
REFERENCE	A36054TAB73
PRICE	€ 699,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	2
ACCOMMODATION	141 m <sup>2</sup>
LAND	283 m <sup>2</sup>
TOWN	Bourg-Saint-Maurice
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Wooden Chalet
CONDITION	
FEATURES	Mains Drains, Private parking, High speed internet
*Price based on current exchange rate which is subject to change	



LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE  
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr



- Turnkey ready to use
- Beautifully finished
- Easy access to ski resort Les Arcs and la Plagne
- Inside spa area
- Stunning covered terrace

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This beautiful house could be used for personal use, rental or even a combination of both by adding a small kitchenette. Ideally situated just a few minutes from Bourg Saint Maurice and the funiculaire the cycle path is just outside the house.

## DESCRIPTIF

This lovely situated in Hauteville gondon , just a few minutes from Bourg Saint Maurice. There is a free bus that runs from outside the house to the funiculaire in the winter. The cycle path which runs the length of the Upper Tarentaise is just a few metres away.

The house has been used as a gite, so could easily be used as a rental or as a private house or a combination of both. The house has 2 separate entrances .

The house is laid out as follows . The main part has a door into an entrance with a large shower room , cupboard and separate WC . There is a kitchen diner with lovely views downtime valley , a double bedroom and an additional bedroom which can have bunks or a a high bed and a desk.

There is a second connected area which is an entrance hallway , linary and lounge leading to an inside spa jacquizzi room. There is a flight of stairs that leads up to a lovely lounge with a balcony and also a huge lovely outside covered terrace. there is a beautiful double bedroom leading onto an ensuite bathroom with bath and shower.

There is an owners cave , a small garden and 3 outside parking place with Ev charging. The drive way is heated , The 2 bathrooms are run on 2 separate hot water boilers .

The measurements are as follows

Entrance 16.92m

Spa area 15.42m

Entrance 2 7.03m

Lounge 23.57m

wc 1.55m

Bathroom 7.19m

Bedroom 1 12.05m

Bedroom 2 14.79m

bedroom 3 15.2m

salon 21.64m

Bathroom / WC 12.02m

Storage 2.39m

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A36054TAB73>

COMPLETE FILE AND PHOTO ON REQUEST



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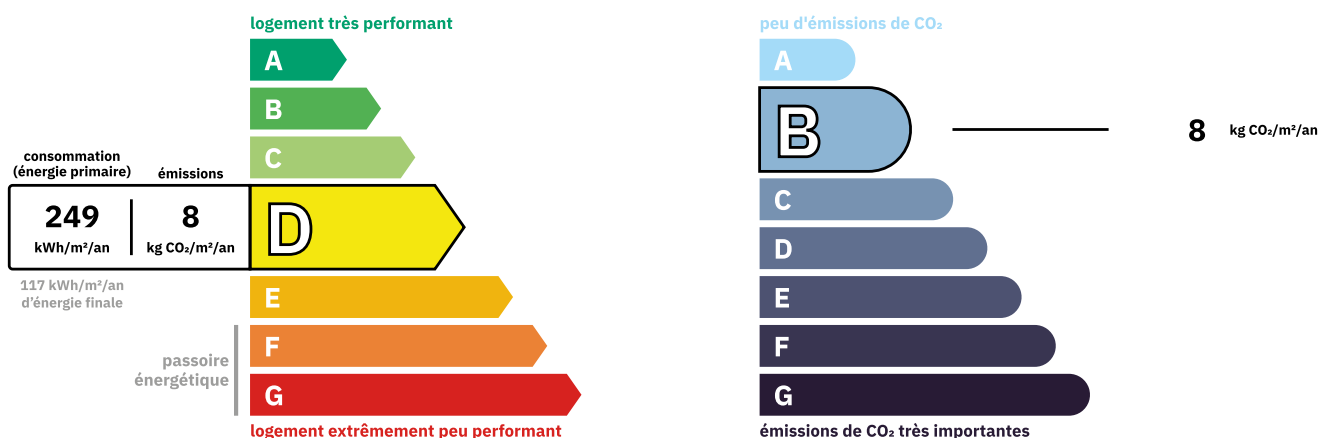
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## ENERGIE-DPE

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 2080 € and 2870€ 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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## CONTACT

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FILE COMPLETE  
AND PHOTOS  
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**LEGGETT**  
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488  
E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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