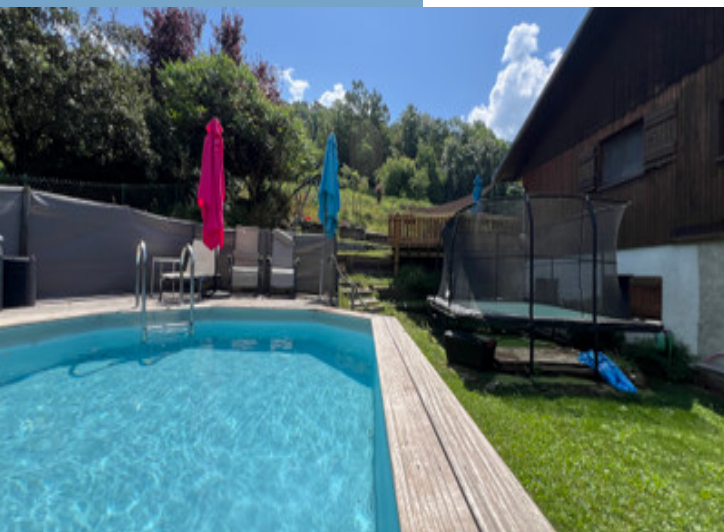




LARGE FAMILY HOUSE SITUATED ON THE  
OUTSKIRTS OF BOURG SAINT MAURICE WITH  
EASY ACCESS TO SKI RESORTS

www.leggettprestige.com

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RESORTS ...



## PROPERTY FACT FILE

REFERENCE	A38386TAB73
PRICE	€ 995,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	5
ACCOMMODATION	198 m <sup>2</sup>
LAND	972 m <sup>2</sup>
TOWN	Bourg-Saint-Maurice
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage

\*Price based on current exchange rate which is subject to change



- Ready to live in no work required
- Lovely grounds with private gardens
- Stunning mountain views
- Quiet residential area
- Easy access to major ski resorts

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Escape to your dream home on the outskirts of Bourg Saint Maurice, where breathtaking mountain views are a daily luxury. This stunning six-bedroom property offers the perfect blend of rustic charm and modern living, ideal for a growing family or as a magnificent holiday retreat.

## DESCRIPTIF

Escape to a magnificent six-bedroom family home, perfectly positioned on the outskirts of Bourg Saint Maurice to offer stunning mountain views and exceptional privacy. Just a 5-minute drive from the town center and funicular, this property combines tranquil living with effortless access to all amenities. A free ski bus stops nearby in winter, and the adjacent cycle path provides direct access to outdoor adventures.

Layout as follows

Ground floor entry 7

Storage area 9

Storage area 4

Bedroom 1 - 13

Bedroom 2 - 13

1st floor garden level

Storage area 5

Bathroom 6

Bedroom 3 - 18

Bathroom 2

Bedroom 4 - 10

Bathroom 9

Salon cuisine 46

Storage 2 et 3

Bureau 10

Bedroom 5 - 19

Dressing 4

Bathroom 9

TV room 6

WC 2

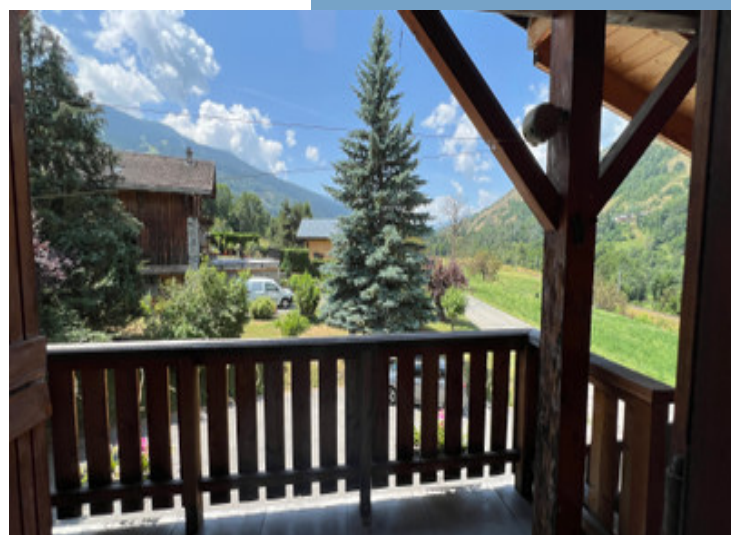
of the home is a bright, open-plan kitchen and dining area, featuring a cozy log stove and a balcony that runs along the front of the house, ideal for enjoying the panoramic scenery. The main living level also offers a versatile double office, which could easily be converted into an additional bedroom, as well as a separate playroom/TV room that could also serve as a second office.

Spacious and Flexible Accommodation

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A38386TAB73>

COMPLETE FILE AND PHOTO ON REQUEST



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

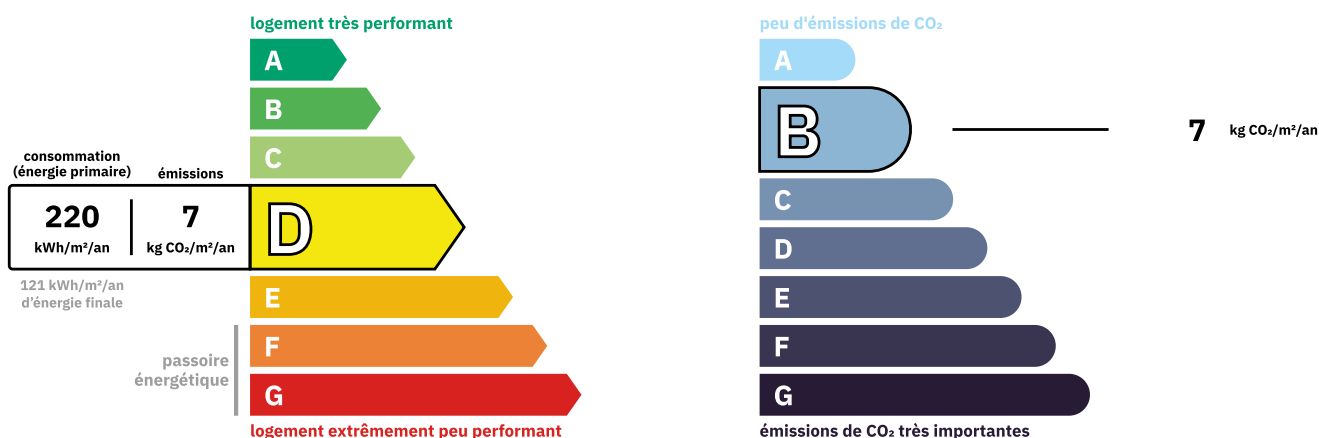
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: [prestige@leggett.fr](mailto:prestige@leggett.fr)

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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 2940 € and 4040€ for 2021

## NOTICE

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

I: 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 : A38386TAB73  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

**LEGGETT**  
IMMOBILIER INTERNATIONAL

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

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