LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL

FOR SALE BOURG SAINT MAURICE - LES ARCS, 6-BEDROOM CHALET WITH AN INDEPENDENT 2-BEDROOM APARTMENT

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PROPERTY FACT FILE

REFERENCE	A47648JNB73
PRICE	€ 1,695,000 £ 0* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	8
ACCOMMODATION	312 m²
LAND	8492 m²
TOWN	Séez
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Chalet, Ski Chalet
CONDITION	
FEATURES	Mains drainage, Garage, Private parking

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

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- Rental Income Opportunity, 8 bedrooms in total
- 7 ski resorts within easy access
- Includes an Independent 2 bedroom Apartment
- Quality renovation and improvements
- Large land space including a forest

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For sale in the village of Longefoy, Seez, an exceptional Alpine chalet with an independent 2-bedroom apartment, ideal for family living, holidays and rental income.

Total habitable living space of 312 m2 and Total Surface Space of

DESCRIPTION

Located in the village of Longefoy, we are delighted to offer this exceptional and luxurious stand- alone chalet built over 4 floors and carefully renovated with no expense spared or compromise on quality.

The property offers flexibility as a residential home or the ability to rent out the separate independent 2- bedroom apartment to generate income. You can also rent out the main 6 bedroom main chalet .

The main house features 6 bedrooms, 7 bathrooms, a yoga or spa treatment room, a boot room and an incredible top floor living space with an open plan kitchen, 2 log burning fireplaces and a beautiful, exposed wood beam ceiling with far reaching views of Sainte Foy ski resort and nearby views of the steep wooded glades behind Les Arcs ski resort.. Natural light floods in by way of triple aspect windows and 4 velux roof sky lights.

On the first-floor level, you will find a 2-bedroom, 1 bathroom independent apartment that has been recently decorated with an open plan living room/kitchen and a modern bathroom. Perfectly set up for long-term/holiday rental income or perhaps for friends, grandparents, teenagers or even a chalet manager.

The combined house and apartment have the potential to sleep 16 depending on the configuration, ideal for large families and groups.

On the ground floor, there is a secure garage and storage room with outdoor parking for several vehicles.

The property benefits from underfloor heating and mains drain connection.

Recent improvements incl...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A47648JNB73

COMPLETE FILE AND PHOTO ON REQUEST

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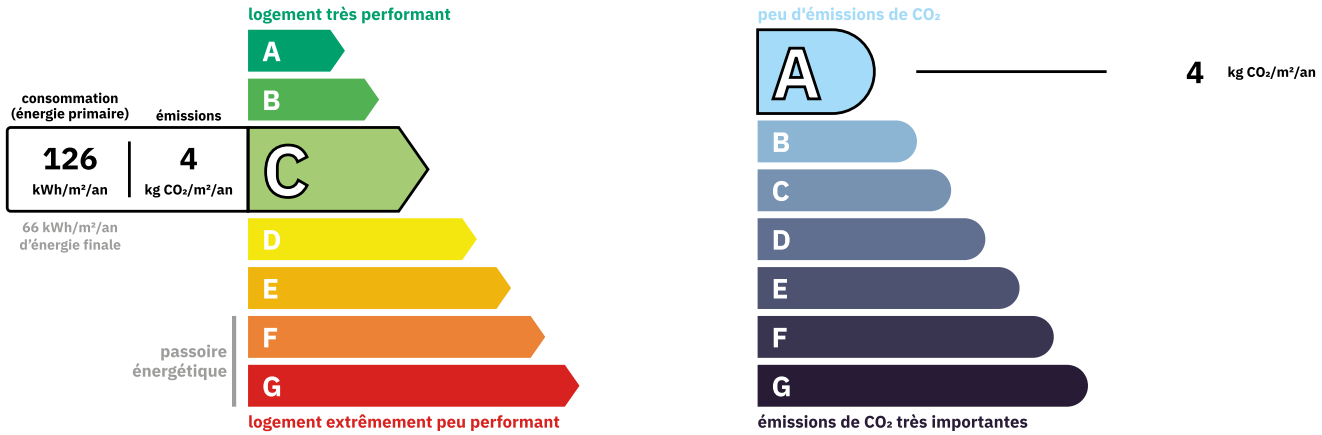
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Moderatly efficient
Estimated annual energy costs
between 2870 € and 3940€ for 2021

NOTICE

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

1: Quoted prices are subject to fluctuations in exchangerates. 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 :A47648JNB73
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