



## Detached stone and wood chalet close to LA ROSIERE ESPACE S



### Agent Info

Naam:	ArKadia
Bedrijfsnaam:	
Mistlampen:	United Kingdom
Telefoon:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 1,190,779.8

### Locatie

Aanbevolen Auto Onderdelen:	France
Staat/Regio/Pronvincie:	Auvergne-Rhone-Alpes
Plaats:	Montvalezan
Postcode:	73700
Geplaatst:	21-09-2024
Omschrijving:	

This spacious 180m2 detached chalet comes with a rental apartment. There are also multiple garages and a flat building plot sold with the chalet. It is located in a small mountain hamlet right by La Rosière, which is the SAN BERNADO ski resort where you can ski over to Italy.

The property has around 180 m2 of current living space and comprises:

The main chalet over 2 floors with 4 bedrooms (about 136m2):

On the first floor you have, an entrance hall with storage a separate fitted kitchen with a balcony, a living area with a South facing balcony and fireplace, a double bedroom with a storage cupboard and a private terrace, another double bedroom with storage and a small terrace, a bathroom and a separate WC.

On the top floor, a separate fitted kitchen, a living area opening onto a South facing balcony, 2 double bedrooms each with storage, one with a South facing balcony, a bathroom and a separate WC.

A one-bedroom apartment on the ground floor:

An entrance hall, a fitted kitchen open into the living/dining area, a double bedroom, a bathroom and a separate WC with washbasin. Large private South facing terrace.

Other features include 2 cellars, a boiler room, a lovely CONSTRUCTIBLE garden an atelier - 4 garages and 3 outdoor parking spaces.

La Rosière is a unique ski resort with direct access to skiing in the Italian Alps. There is ample snowfall



which allows the resort to be open from mid-December to mid-April.

You have all the facilities in La Rosière.

It is possible to travel from la Rosière to Italy by the col du petit St Bernard in summer part of Spring and Autumn but in winter the road is closed due to snowfall.

There are charging point for electric cars in the resort.

Bourg St Maurice is a traditional mountain town just 20 minutes from La Rosière. The train station is there, and the town is open all year.

Due to the popularity of the alpine resorts, getting to Bourg St Maurice from the U.K. couldn't be easier. There are buses provided four times a day from Geneva airport. The TGV from Paris and the Eurostar from St Pancras come right into town.

The agent fees are paid by the vendor

Energy report carried out on the 07-06-2023

Estimated annual cost of energy between 3 250 EUR and 4 480 EUR

Average cost of energy based on figures 1st January 2021 (subscription included)

363 kWh/m<sup>2</sup>/an final energy reading

Information relating to the risks to which this property is exposed is available on the Géorisques website :

Conditie: Reformed

## Algemeen

Slaapkamers:	5
Badkamers:	3
Afgewerkte vierkante meter:	180 m <sup>2</sup>
Lot Afmeting:	800 m <sup>2</sup>

## Energy efficiency

Energy Use (kWh/m <sup>2</sup> /year):	363
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## Building details

Parking:	Ja
Number of Garages:	1

## Lease terms

Date Available:

## Additionele informatie

Website URL:	<a href="http://www.arkadia.com/PFYR-T184049/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM">http://www.arkadia.com/PFYR-T184049/?utm_campaign=multicast&amp;utm_medium=web&amp;utm_source=IMLIX.COM</a>
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## Contact information

IMLIX ID:	1303-e00826
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