



RENOVATED HOUSE WITH 6 BED + HOUSE 2  
BED - GARDEN – NEAR LA PLAGNE (PARADISKI) –  
RENTAL POTENTIAL

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## PROPERTY FACT FILE

REFERENCE	A23613SLE73
PRICE	€ 999,000 £ 0* *agency fees to be paid by the seller
BEDROOM	8
BATHROOM	5
ACCOMMODATION	250 m <sup>2</sup>
LAND	900 m <sup>2</sup>
TOWN	La Plagne Tarentaise
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, Bed and Breakfast, House
CONDITION	
FEATURES	Mains Drains, Private parking, Close to ski resort

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



- Close to Montalbert ski resort - Paradiski
- Functional & comfortable - Neatly refurbished
- Rental potential or Gîte
- Peaceful and mountain views
- Family village

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In Notre-Dame-du-Pré, this renovated village house combines old-world charm with modern comfort.

Main features:

Approximately 250 m<sup>2</sup> of living space, including adjoining house.

## DESCRIPTION

Nestled in the picturesque village of Notre-Dame-du-Pré, this exceptional property invites you to live at the pace of a preserved lifestyle, surrounded by nature, tranquillity and conviviality. The village house, completely renovated with quality materials, has retained its original character while offering modern comforts. Its generous south-west facing garden is a haven of peace for al fresco dining, children's games or moments of relaxation.

A spacious and welcoming main house

Ground floor:

A welcoming entrance hall

A light-filled living-dining room with a wood-burning stove for cosy evenings - 33 m<sup>2</sup>

A separate study, also with a wood-burning stove, ideal for working from home or as a reading corner - 13 m<sup>2</sup>

A functional and convivial kitchen-dining room, opening onto the large terrace and garden - 32 m<sup>2</sup>

A WC with washbasin for added convenience.

A second entrance with washbasin and cloakroom.

First floor:

A master bedroom suite with shower and WC, offering privacy and comfort - 18 m<sup>2</sup>

Three additional spacious bedrooms, perfect for children or guests - 9 à 12 m<sup>2</sup>

A family bathroom with shower and double basin, designed for everyday use.

A guest area consisting of two en-suite bedrooms, each with separate shower. Separate toilet. Ideal for welcoming family or friends in the best conditions.

Basement:

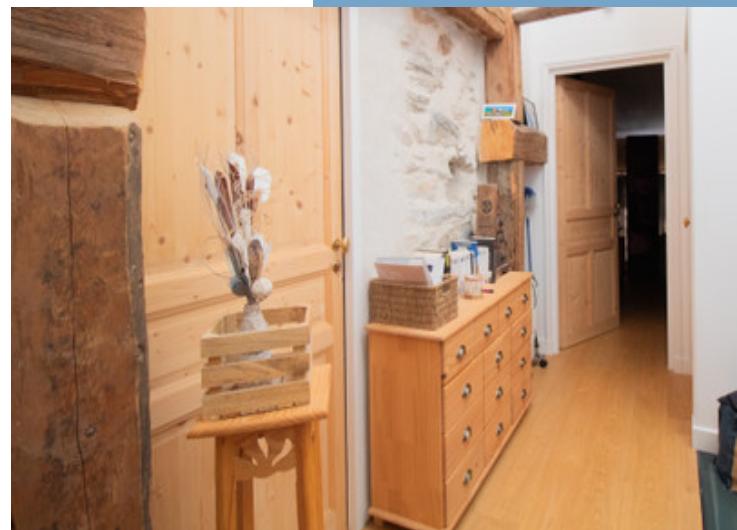
A practical laundry room.

Two converted cellars, ideal for storage or a workshop.

More Online :

<https://leggett prestige.com/luxury-property-for-sale/view/A23613SLE73>

COMPLETE FILE AND PHOTO ON REQUEST

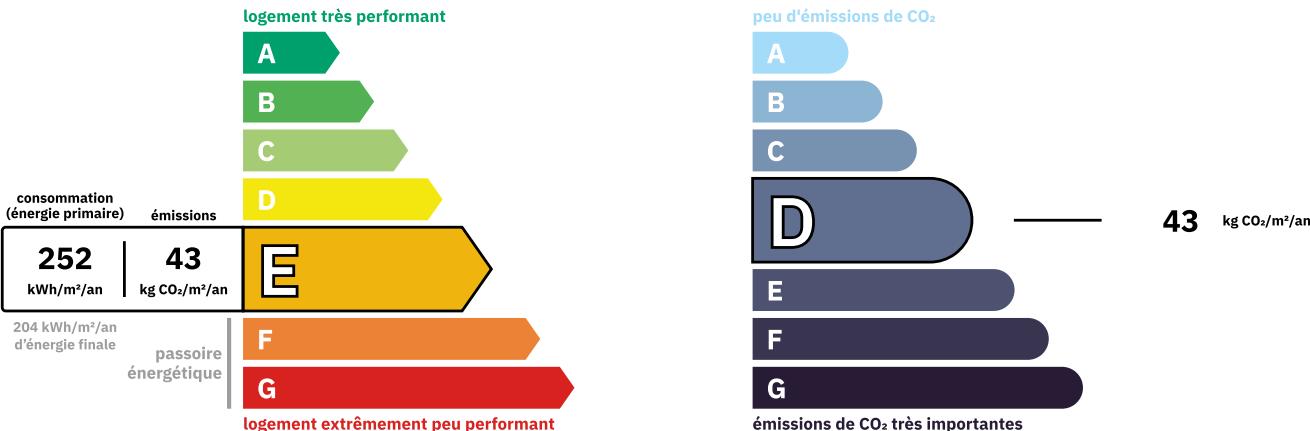


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POTENTIA...

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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 Energy consuming  
Estimated annual energy costs  
between 5880 € and 8020€ for 2021

## NOTICE

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

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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

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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