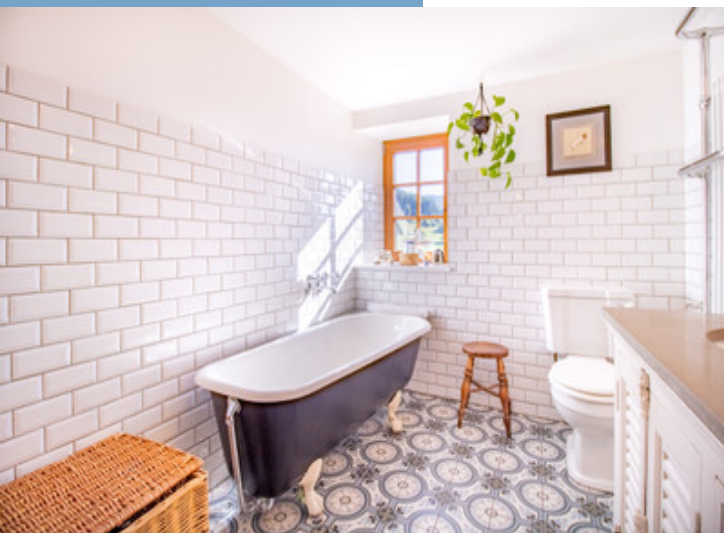
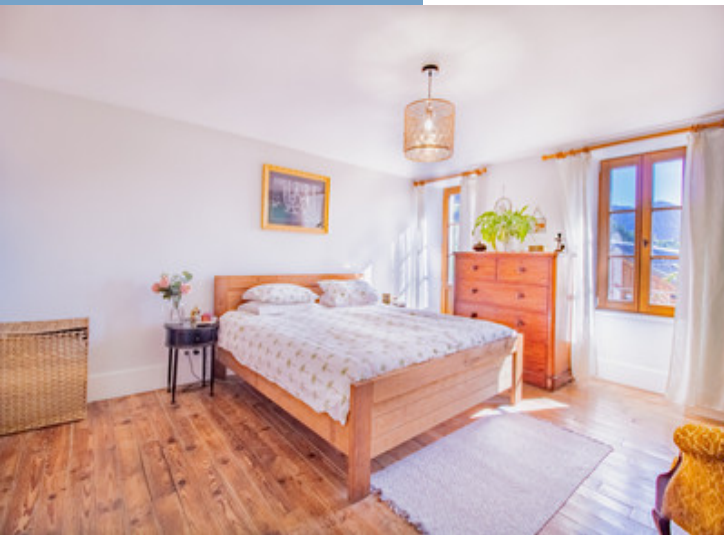




BEAUTIFULLY RENOVATED HOUSE WITH 6  
BEDROOMS AND GITE/HOUSE WITH 2  
BEDROOMS -NEAR LA PLAGNE

BEAUTIFULLY RENOVATED  
HOUSE WITH 6  
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GITE/HOUSE WITH 2  
BEDROOMS -NEAR LA  
PLAGNE...



PROPERTY FACT FILE	
REFERENCE	A23613SLE73
PRICE	€ 892,450 £ 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
- Modern yet traditional - beautifully refurbished
- Rental potential or Gîte
- Peaceful and mountain views
- Family village

BEAUTIFULLY  
RENOVATED HOUSE  
WITH 6 BEDROOMS AND  
GITE/HOUSE WITH 2  
BEDROOMS -NEAR LA  
PLAGNE...

Ref : A23613SLE73

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 and adjoining two

## DESCRIPTION

The picturesque village of Notre-Dame-du-Pré, a short distance from La Plagne, is a peaceful village but with the vast ski area just around the corner. This exceptional property in the heart of the village combines modern living with a sympathetic renovation in a stunning setting. Its generous south-west facing garden is a haven of peace for al fresco dining, fun for the family (there's a fabulous treehouse!) 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:

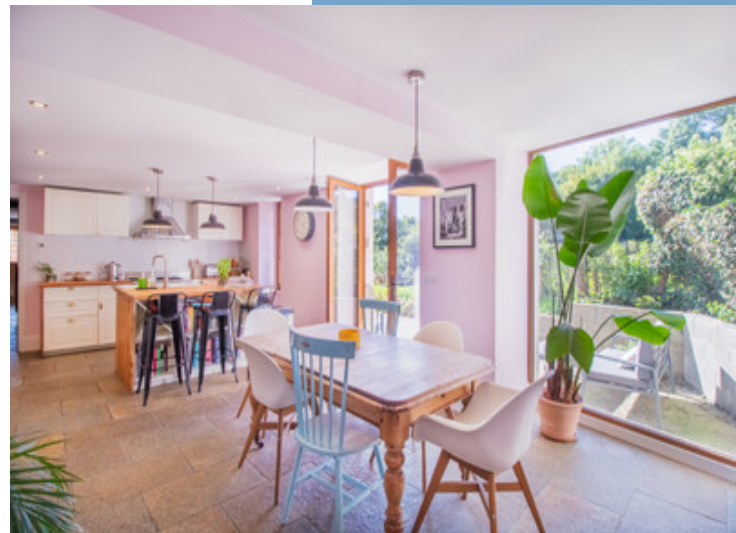
A practical laundry room.

Two converted cellars, ideal for storage or a workshop.

More Online :

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

COMPLETE FILE AND PHOTO ON REQUEST

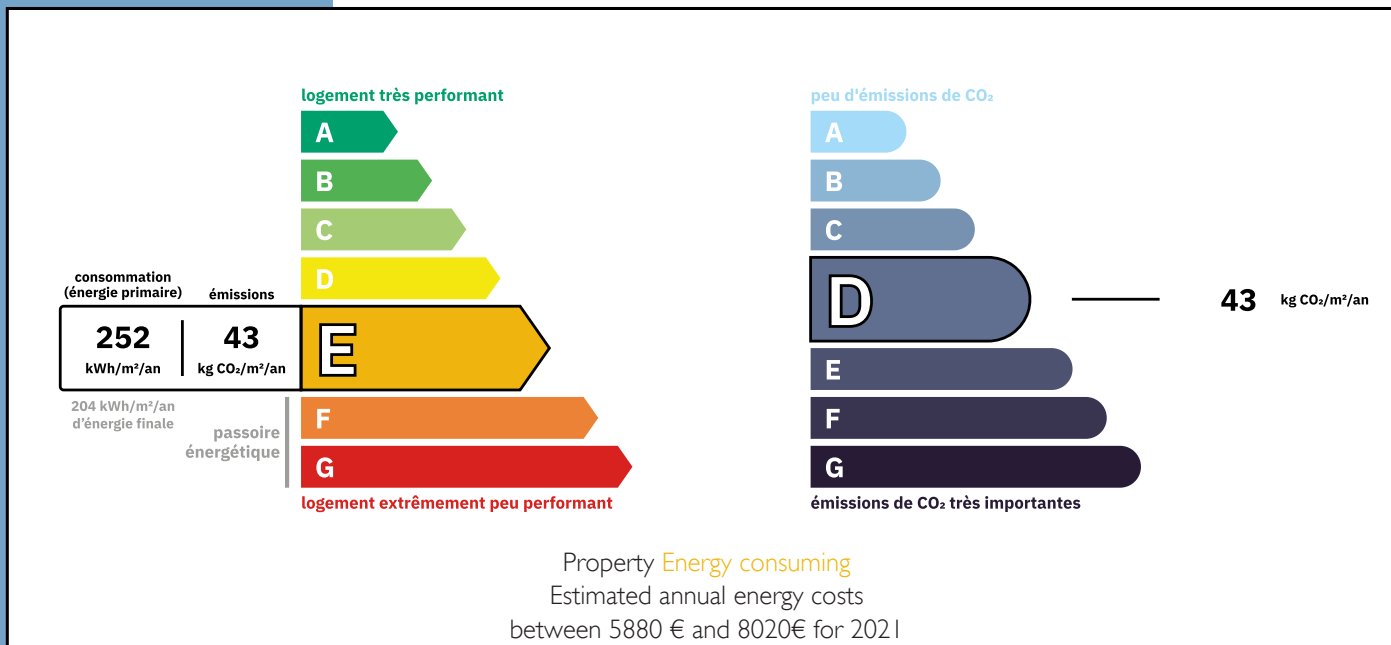


BEAUTIFULLY RENOVATED HOUSE WITH 6 BEDROOMS AND GITE/HOUSE WITH 2 BEDROOMS -NEAR LA PLAGNE...

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

Ref : A23613SLE73

## ENERGIE-DPE



## NOTICE

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

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.

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

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FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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