

OFFER ACCEPTED



INFORMATION

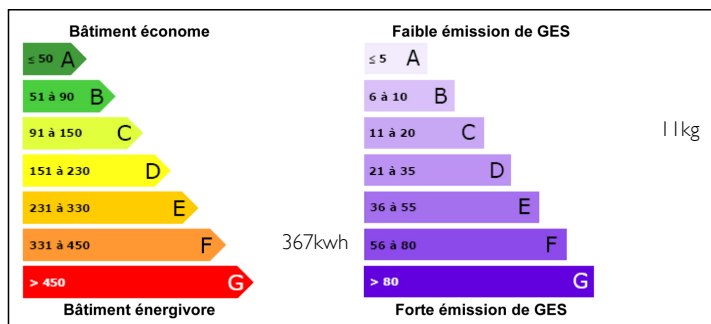
Town:	Briançon
Department:	Hautes-Alpes
Bed:	3
Bath:	1
Floor:	78 m2
Plot Size:	625 m2

IN BRIEF

3 bedroom house with great views in quiet residential area.



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



NOTES

DESCRIPTION

The Chalet....

This lovely cosy chalet is located in a quiet part of the Guisanne Valley in between Saint Chaffrey and Briançon. It has off road parking for 3 cars and is just a short walk from the local primary school.

The house has a small entrance hall that leads in to the open plan kitchen / diner and lounge.

There is a downstairs lavatory and double doors lead out on to the large wooden deck that overlooks the rest of the garden. There is a 20 m2 wooden cabin on the land with electric and wired ethernet which also makes a lovely summer house. Upstairs are 3 separate bedrooms and a bathroom.

It is principally heated by an efficient wood burner, though there are supplementary electric radiators in the bedrooms.

This modest chalet will make a perfect ski chalet which could also be used for rentals. Equally, it is an ideal first home investment, which could be enlarged over time.

The Area....

Briançon is the highest town in France and is located just 15 kms from the Italian border in the Southern French Alps. It is part of the Serre Chevalier Ski Domain which is one of the largest "stand alone" ski resorts in the country.

The climate here is considered "provençal" with incredible sunshine over the whole of the year. The town itself provides "normal" living for its 13,000...