

## Spacious house with garden for sale in the heart of Moutiers



## INFORMATION

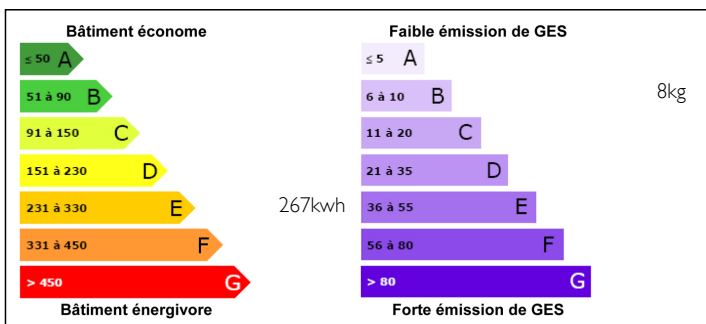
|             |          |
|-------------|----------|
| Town:       | Moûtiers |
| Department: | Savoie   |
| Bed:        | 6        |
| Bath:       | 5        |
| Floor:      | 275 m2   |
| Plot Size:  | 495 m2   |



## IN BRIEF

High rental potential for this property comprising 4 studio flats, a T3 duplex flat, a garden, three large rooms to be used, cellars and unfinished attic space. This property could be an interesting investment project, both for private individuals looking to rent out the property and for professionals looking to house their staff on a regular basis, as Moutiers is a crossroads linking many of the ski resorts in the Tarentaise. Three attractive cellars are located in the basement and have both internal and external access.

## 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.



## DESCRIPTION

On the raised ground floor, there is a beautiful entrance hall leading to three large rooms that can be converted as you wish. The spacious garden is also on this level.

On the first level, there are 4 studio flats ranging in size from 21 to 32m<sup>2</sup>.

On the top floor, you'll have the pleasure of discovering the voluminous attic space, which can be converted and benefits from a very high roof.

On the first two levels, with a separate entrance, you'll find the T3, comprising a main room with kitchen and living room on the ground floor, a shower room with toilet and a first bedroom, and a large bedroom of over 25m<sup>2</sup> on the first floor.

This property in the heart of Moutiers is a unique opportunity in this sector, both in terms of its size and its multiple development potential.

## NOTES

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