

## MODANE: Large and bright 110 m 3-bed, dual-aspect apartment

### EXCLUSIVE

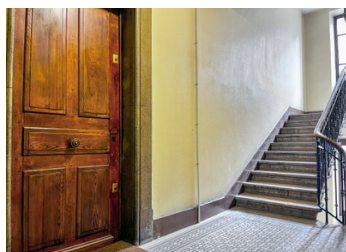


### INFORMATION

Town:	Modane
Department:	Savoie
Bed:	3
Bath:	1
Floor:	110 m2
Outside Space:	5 m2



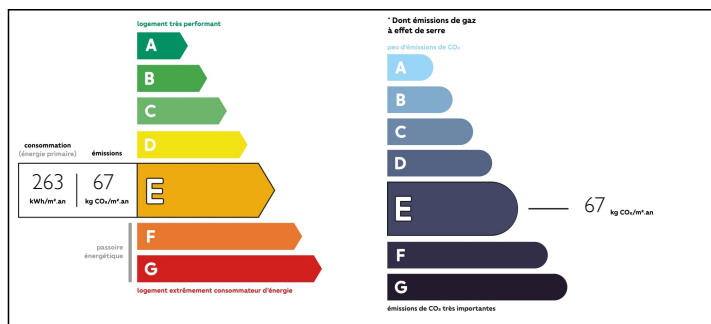
LEGGETT



### IN BRIEF

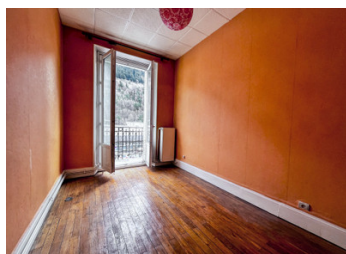
5-room apartment with double orientation (East-West) on the 2nd floor in a quiet residence, wooden floors-moldings-fireplace, 1 large kitchen-dining room, living room, 3 bedrooms, 1 bathroom with WC, separate WC, attic, cellar. Not overlooked. Individual heating and hot water production. More information and photos on request.

### ENERGY - DPE



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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

FOR SALE. Large and bright East-West facing apartment in the town centre of Modane, at the foot of the Maurienne mountains. Located on the second of four floors, this beautiful space of 110 m<sup>2</sup> offers a large entrance with WC, an open-space kitchen-dining room and a living room with a marble fireplace, both opening onto a West-facing balcony, as well as three bedrooms. The two largest bedrooms (16 m<sup>2</sup> each) overlook the Arc River and are East facing; the ideal orientation for spaces dedicated to sleep. A large hallway with a bathroom with WC completes this offer, as well as an attic of 15 m<sup>2</sup> on the top floor and a cellar of 16 m<sup>2</sup> in the basement.

Double glazing, quiet. Individualised heating system via oil radiators. Chimney. Property taxes 800 €. 11 principal units, plus 17 secondary units (attics and cellars). Annual condominium charges for upkeep of the communal areas 750 €.

Some work is required to bring the apartment up to date. A quote is available to replace the oil boiler with an electric boiler and update the electrics in the entire apartment. More photos and information on request.

Great investment potential for tourist rental.

## LOCAL TAXES

Taxe foncière: 800 EUR

## NOTES

Entrance - 8.93 m<sup>2</sup>  
Living room - 14.4 m<sup>2</sup>  
Bedroom 1 - 16.88 m<sup>2</sup>  
Bedroom 2 - 16.23 m<sup>2</sup>  
Bedroom 3 - 10.42 m<sup>2</sup>  
Dressing room - 1.73 m<sup>2</sup>  
Kitchen-Living room - 27.45 m<sup>2</sup>  
Bathroom - 4.51 m<sup>2</sup>  
WC - 1.03 m<sup>2</sup>  
Corridor 8.61 m<sup>2</sup>  
Balcony floor space 5.03 m<sup>2</sup>

Modane is a small town on the edge of the Vanoise...