

720 000 €

**Buying house**

**6 rooms**

**Surface : 159 m²**

**Surface of the living : 50 m²**

**Surface of the land : 1148 m²**

**Year of construction : 2000**

**Exposition : Sud**

**View : Montagnes**

**Hot water : Individuel**

**Amenities :**

Garage surface: 60, wooded, double glazing, Water distribution: INDIVIDUAL, Water Energy: FUEL, fireplace

3 bedroom

1 terrace

1 bathroom

1 shower

3 WC

2 garages

6 parkings

**Legal information**

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Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## House 74 Les Chapelles

Just 10 minutes from Bourg-Saint-Maurice, discover this superb 159 m² house built in 2000 exclusively. Nestled in a peaceful setting, it offers breathtaking views of the mountains and the valley, with an ideal southern exposure. The house features three beautiful bedrooms, including a master suite with a bathroom and dressing room. The spacious living room opens onto a fully equipped kitchen and boasts a fireplace with an insert, creating a warm atmosphere. From the sofa, enjoy spectacular mountain views. The living room opens onto a balcony and a terrace on the same level as the landscaped and wooded grounds, which offer multiple possibilities: one area can be dedicated to a vegetable garden, allowing you to grow your own vegetables. A chicken coop is also available, ideal for lovers of fresh eggs. A mezzanine converted into a living and office space adds functionality and comfort to this exceptional property. Comfort is ensured by electric...

Energy class (dpe) : E - Emission of greenhouse gases (ges) : E  
Estimated annual energy between 4370 and 5980 € (reference year 2023)  
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