

595 000 €

**Buying house**

**6 rooms**

**Surface : 151 m²**

**Year of construction : 2000**

**Exposition : Est ouest**

**View : Montagnes**

**Hot water : Fuel**

**Inner condition : good**

**External condition : good**

**Couverture : Bac Acier**

**Amenities :**

double glazing, Water distribution:

INDIVIDUAL, Water Energy: FUEL, Atelier,

Cheminée

4 bedroom

2 terraces

1 bathroom

1 shower

2 WC

4 parkings

1 cellar

#### Legal information

595 000 €

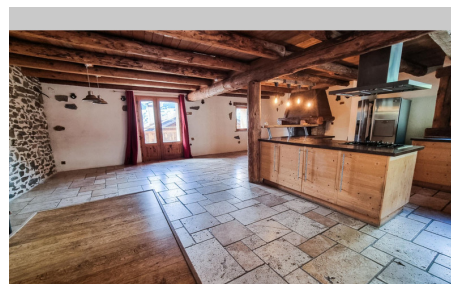
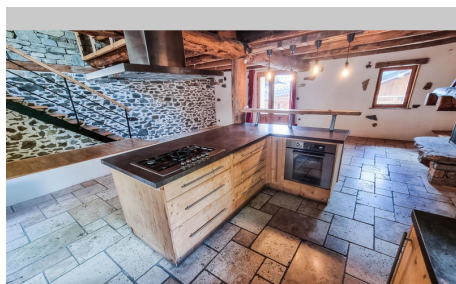
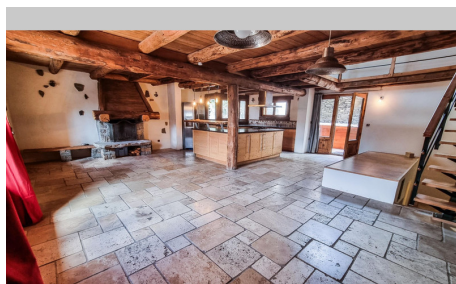
Fees paid by the owner, no current procedure, information on the risks to which this property is exposed is available on [georisques.gouv.fr](http://georisques.gouv.fr).



## House 75 Bourg-Saint-Maurice

Near Les Arcs, in a quiet hamlet, discover exclusively this superb mountain chalet with 151 m² of living space. Ideally located just a 1-minute drive from the funicular, this property offers privileged access to the slopes while preserving your peace and quiet. This characterful chalet, combining stone and wood, consists of four bedrooms, one of which has a shower room and toilet. It also includes a full bathroom and a separate toilet, offering comfort and convenience for the whole family. The spacious living room opens onto a fully equipped kitchen, creating a warm and friendly living space. A beautiful stone fireplace enhances this space, bringing an additional touch of authenticity and comfort, inviting relaxation and convivial moments after a day on the slopes. The magnificent exposed framework, built according to mountain traditions, reinforces the warm and authentic atmosphere of the chalet. Take full advantage of the mountain...

Energy class (dpe) : E - Emission of greenhouse gases (ges) : E  
Estimated annual energy between 5290 and 7190 € (reference year 2023)  
Document non contractuel - 05/08/2025



**Nexus Immobilier** - 39 Chemin du vieux chêne - 38240 Meylan

Tél: 04 76 60 47 50 - [contact@nexusimmo.fr](mailto:contact@nexusimmo.fr) - [www.nexusimmobilier.fr](http://www.nexusimmobilier.fr)

RCS 903 885 556 - Document non contractuel - Barème de prix disponible sur notre site internet