



Villa

LA CHAMBRE (73)

1 257 000 €\*

\* Agency fees to be paid by the seller



446 m<sup>2</sup>



12 pièce(s)



7 chambre(s)

## PROPERTY DESCRIPTION

CLOSE TO SAINT JEAN DE MAURIENNE - PROPERTY with enclosed grounds - BED AND BREAKFAST ACTIVITIES. Master's house built in 1947 built on 4 levels, completely renovated in 2020. High-end materials, heated by geothermal energy. The last level serving as a main residence, levels 1 and 2 are intended for the reception of guests. The ground is closed on 2750m<sup>2</sup>, Poolhouse and swimming pool with retractable transparent shelter (8\*4), the whole on a wooden terrace with a total of 280m<sup>2</sup> of space relaxation and sun, without forgetting the ground of game of bowls. Access to the house is easy and fully paved, by an electric gate and connected secure with videophone. Many outdoor spaces accompanied by three garages. The property is judiciously located between two ski resorts, the view is completely unobstructed and very sunny. Easy to reach thanks to the A43 motorway, the train or the airfield just a few kilometers away. Winter and summer pleasures are big assets for the Hosts. Level 0: A space dedicated to tasting and highlighting your taste buds, a fitness area and a sweating area Level 1: An entrance like a king's reception, a living room, a kitchen open to a very spacious dining room which opens onto the terrace. An office space, independent toilets and a laundry room. Level 2: This floor has direct and independent access, very useful for Guests. Four bedrooms all unique in their kind, with their own shower room and WC. Level 3: This floor is exclusively reserved for the owners of the premises, for their own comfort and life. Equipped with three beautiful bedrooms including a master bedroom, with its own bathroom, an entrance hall, a bathroom plus a shower. A kitchen area open to the living room and balcony access. This property, in addition to its certain charm and its very well located location, offers in addition to its life and family project, a source of guaranteed income with the reception of Hosts. I remind you that its location is very strategic and conducive to welcoming holidaymakers for short or long periods. Both in winter and in summer, with the proximity of ski resorts and the many renowned road passes. Also, its energy consumption is exceptional since it is classified A+, especially since the DPE does not take reinforced insulation into account. The fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

**\*\* ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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CHAMBERY

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## LE BIEN EN IMAGES





## DETAILS

### GENERAL

Reference ..... 803988

Property type ..... Villa

Year of construction ..... 1947

Exposure ..... South

Vue dégagée, sur Jardin, sur Montagne, sur Piscine,  
sur Village

### SURFACES

Living space ..... 446 m²

Surface Carrez Law ..... 446 m²

Living room surface ..... 49 m²

Land surface ..... 2750 m²

### COMPOSITION

Number of rooms ..... 12

Number of bedrooms ..... 7

Number of bathrooms ..... 1

Toilets count ..... 7

Washrooms ..... 6

Balcony ..... 1

Terrace ..... 1

### DPE/GES

DPE ..... 68

GES ..... 1

### APPENDIX

Parking ..... extérieur

Parking space ..... 7

Garage ..... 3

Cellar ..... 1

Videophone ..... Oui

### SERVICES

Heater ..... géothermie

Kitchen ..... équipée

Swimming-pool ..... Yes



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