



House

SAINT OFFENGE DESSOUS (73)

570 000 €



211 m²



7 pièce(s)



5 chambre(s)

PROPERTY DESCRIPTION

Discover a real real estate gem in the heart of the Massif des Bauges, in the charming village of Saint-Offenge. Nestled in an idyllic setting, this beautiful traditional house, built in 2010, offers a sumptuous and refined living space. With more than 210 m² of floor space and 176 m² of living space, it welcomes you into a world of comfort and elegance. As soon as you enter, you will be seduced by the generous space of more than 12 m² which leads you to a living room-kitchen of approximately 57 m², bathed in natural light and with a warm atmosphere. A laundry area, toilet and a garage of more than 16 m² complete this level. Upstairs, a magnificent mezzanine opens the doors to five beautiful bedrooms, offering everyone their own space of tranquility and privacy. You can also enjoy a large bathroom with toilet, perfectly equipped to meet your daily needs. Everything is nestled on a plot of more than 1580 m², offering an enchanting outdoor setting where you can relax in complete peace and enjoy the surrounding nature. Only a few minutes from motorway access, 10 minutes from downtown Aix-les-Bains and 30 minutes from Annecy, this property offers a perfect balance between serenity and accessibility. Don't miss this unique opportunity to live in an exceptional setting, where comfort and well-being combine harmoniously.

Les honoraires d'agence sont à la charge de l'acquéreur, soit 3,64% TTC du prix hors honoraires.

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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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 847013
Property type House
Year of construction 2010
View Vue dégagée, sur Jardin, sur Montagne

SURFACES

Living space 211 m²
Surface Carrez Law 176.39 m²
Living room surface 36 m²
Land surface 1588 m²

COMPOSITION

Number of rooms 7
Number of bedrooms 5
Number of bathrooms 1
Toilets count 2
Terrace 1

DPE/GES

DPE 147
GES 4

APPENDIX

Parking garage
Garage 1
Videophone Non

SERVICES

Heater pompe à chaleur
Kitchen américaine



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