



Contemporary house

AIX LES BAINS (73)

700 000 €*

* Agency fees to be paid by the seller



125 m²



6 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

EXCLUSIVE.

Located on the heights of the town of Aix les Bains, in a quiet environment, this charming 2022 villa is built on land of approximately 880 M².

It covers an area of approximately 126 m² and is spread over two levels.

Its contemporary style, its beautiful luminosity and its very functional circulation reveal its true charm. Enter and discover the living room made up of a lounge area, a dining area and a fully open fitted kitchen.

Large bay windows provide beautiful natural light, while the southwest orientation offers a clear view of the garden.

On the same level, a storeroom, laundry room and separate toilets.

Go up the stairs and find the sleeping areas. A master suite with custom-made wardrobe on the west side, a bedroom with its private terrace, a bedroom with a dressing room and an office or bedroom space depending on your needs. A bathroom completes the floor.

The exteriors are not lacking in attractions! A terrace on the entire west side allows you to take full advantage of beautiful days with a view of the mountains and the garden.

Wooded grounds, a garage with motorized door as well as an outdoor parking space complete the many assets of this villa. In the heart of a quiet environment while being close to the city, this villa will seduce you with its open view, its functionality and its quality services.

View the photos and call me. Les honoraires sont à la charge du vendeur.

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 852771

Property type Contemporary house

Year of construction 2022

Exposure S-W

View Vue sur Jardin, sur Montagne

SURFACES

Living space 125 m²

Land surface 878 m²

COMPOSITION

Number of rooms 6

Number of bedrooms 4

Number of bathrooms 1

Toilets count 2

Washrooms 1

Terrace 1

DPE/GES

DPE 107

GES 3

APPENDIX

Parking extérieur

Parking space 1

Garage 1

Videophone Non

SERVICES

Kitchen équipée



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle