COLDWELL BANKER
EUROPA REALTY

House Magland 95 m²



SALE PRICE : 445 000 €

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45 Rue de la Republique
France, 74700, Sallanches

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limo@coldwellbanker.fr

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DESCRIPTION

In the rural hamlet of Oëx, in the commune of Magland, discover this future 95 m² contemporary house, set on a 594 m² plot in a recent subdivision of around 20 lots.
Spread over three levels, the first floor features a bright living room, an open-plan kitchen, a storeroom and a separate toilet. The first floor offers a comfortable sleeping area with three bedrooms, a bathroom and a second toilet. A 50 m² basement with garage completes the ensemble.
You'll appreciate the quality features: heat pump heating with underfloor heating on the first floor, electric roller shutters, wood cladding...
A pleasant living environment and a strategic location, close to amenities, for a comfortable daily life.
Access to the A40 freeway is just 5 minutes away, Magland town center 6 minutes, and Sallanches 10 minutes away
? Contact us today to find out more about this project and visit the plot.

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FEATURES

Property type:	House	Area:	95.0 m²	Number of rooms:	4 rooms
Number of bedrooms:	3 bedrooms				

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): Not applicable -1

Greenhouse gas emissions (GHG) index: Not applicable -1

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