COLDWELL BANKER
EUROPA REALTY

House Passy 152 m²



SALE PRICE : 499 000 €

EMAIL : LIMO@COLDWELLBANKER.FR

45 Rue de la Republique
France, 74700, Sallanches

PHONE : +33456123262
limo@coldwellbanker.fr

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DESCRIPTION

Located in the town of Passy (near the Lycée du Mont-Blanc), this house, built in 1971 on a flat plot of 774 m² with a total floor area of 236 m² (152.03 m² of living space), would be ideal as a main residence.
It comprises:
Ground floor: garage, utility room/boiler room, 2 bedrooms, shower room with WC and 2 cellars
First floor: hall, kitchen, bathroom, WC, living room with terrace and 3 bedrooms.
It will require renovation work and upgrading to current building standards.
Access is easy all year round and all shops and amenities are nearby
View of the Chaîne des Fiz, Mont-Joly and the Chaîne des Aravis

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FEATURES

Property type:	House	Area:	152.03 m²	Property tax:	€1.00
Number of rooms:	9 rooms	Number of bedrooms:	5 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): G 354

Greenhouse gas emissions (GHG) index: G 112

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