COLDWELL BANKER
EUROPA REALTY

House Sallanches 190 m²



SALE PRICE : 750 000 €

EMAIL : LIMO@COLDWELLBANKER.FR

45 Rue de la Republique
France, 74700, Sallanches

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limo@coldwellbanker.fr

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DESCRIPTION

In a quiet neighbourhood close to all shops and amenities, this house, which is in mint condition, has a total floor area of 190 m² (122 m² of living space) and is set on a plot of 482 m², offering panoramic, unobstructed views of the Mont Blanc range and the Fiz range.
Type of construction: Concrete base + timber frame.
Heating: heat pump
This house comprises:
- Ground floor (semi-underground basement): an entrance hall with built-in cupboards, a garage and a utility room/cellar
- Garden level: a large living-dining room with access to the terrace and garden, a bedroom with a shower room and storage space, and a separate toilet
- First floor: 3 bedrooms, an office or TV area, a shower room and a separate toilet.
Nursery and primary schools are 900 m away, Sallanches town centre is 1.2 km away and a supermarket is 600 m away.

Translated with DeepL.com (free version)

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FEATURES

Property type:	House	Area:	190.0 m²	Number of rooms:	5 rooms
Number of bedrooms:	4 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): A 47

Greenhouse gas emissions (GHG) index: A 1

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