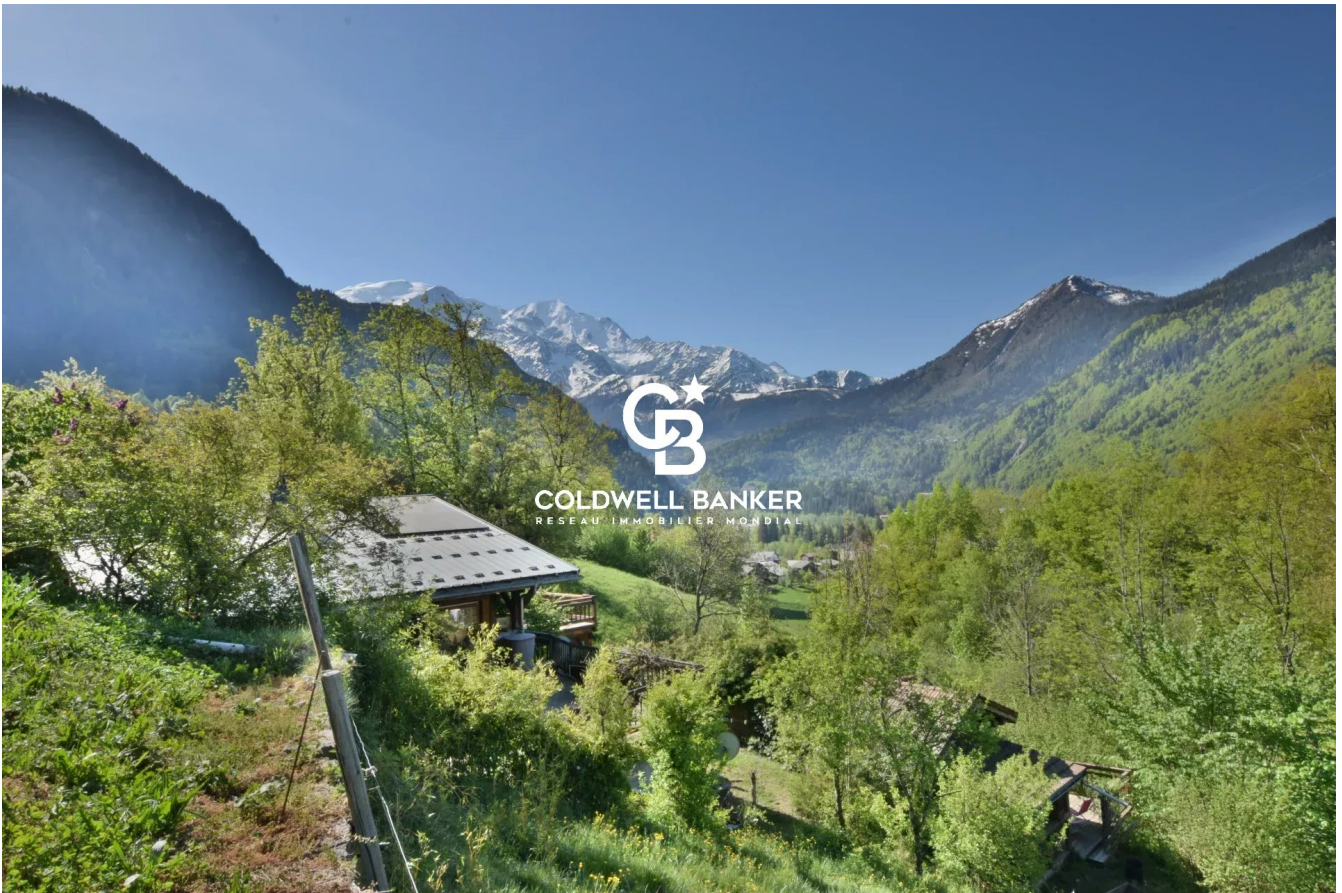


Maison Servoz 226 m²



PRIX DE VENTE : 1 295 000 €

EMAIL : LACLEDESCIMES@COLDWELLBANKER.FR

EXCLUSIVITÉ

Blanc



lacledescimes@coldwellbanker.fr

DESCRIPTION

Property comprising a main chalet with two separate dwellings, a mazot, garage, and parking spaces, located in the charming village of Servoz on a plot of approximately 980 m².

The main chalet offers around 183 m² of living space (226 m² total surface area) and enjoys an ideal location just 2 minutes from the village centre.

Facing south/south-west, it benefits from optimal sunlight throughout the day. Its beautiful terraces offer views of the Mont Blanc massif and the Fiz mountain range. Overlooking the edge of a forest and surrounded by green spaces, the property enjoys a particularly peaceful and countryside setting.

The chalet is currently arranged as two separate dwellings, with a total of 5 bedrooms, 2 living rooms with fully equipped open-plan kitchens leading onto terraces and the garden, as well as 3 shower rooms. Its layout allows it to be used either as two independent apartments or as one large family home, depending on your needs.

In addition, a small chalet (mazot) of approximately 25 m² of living space (40.95 m² total surface area), with no overlooking neighbours, completes the property.

It includes a kitchen with dining area, a living room with access to a lovely terrace and garden, a mezzanine bedroom, and a bathroom. It is perfect for welcoming family and friends or generating rental income.

Finally, the property also benefits from a closed garage, a cellar, and covered parking spaces.

Blanc



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CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	226.0 m ²	Taxe foncière :	€1.00
NB de pièces :	7 rooms	NB de chambres :	6 bedrooms		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

DIAGNOSTIC DE PERFORMANCE ÉNERGÉTIQUE

Diagnostic de performance énergétique (DPE) : C 116

Indice d'émission de gaz à effet de serre (GES) : A 4

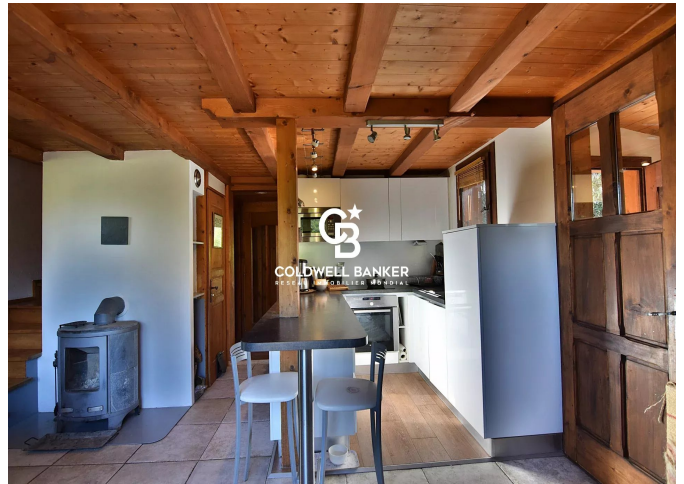
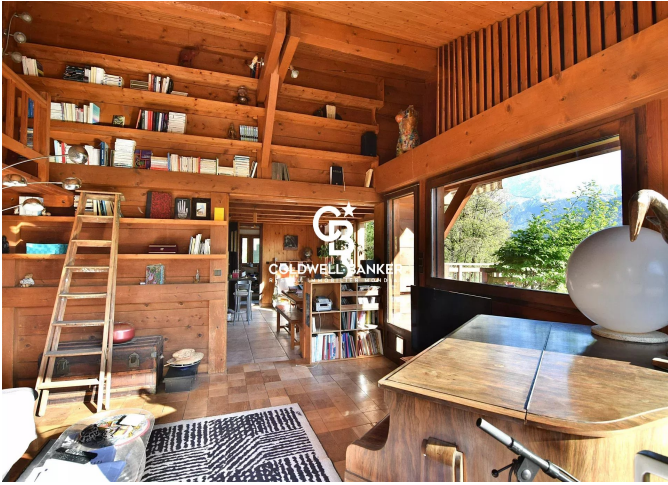
Blanc



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