

Maison Vallorcine 307 m²



PRIX DE VENTE : 1 996 000 €

EMAIL : LACLEDESCIMES@COLDWELLBANKER.FR

Blanc



lacledescimes@coldwellbanker.fr



DESCRIPTION

In the commune of Vallorcine, in the immediate vicinity of the village center and the ski lifts, discover this 300 m² house along with its adjoining buildable land (total land area of 1,443 m²).

The house, built in 2005, is spread over 3 levels and is currently arranged as follows:

On the ground floor: two one-bedroom apartments (T2), each comprising a living room, a bedroom, and a bathroom, as well as a shared entrance vestibule.

On the first floor: a staircase, a pantry, a hallway, and a two-bedroom apartment (T3) including a living room, a kitchen, two bedrooms, an office, a shower room, and a WC.

On the second floor: a staircase, a hallway, a pantry, and a second two-bedroom apartment (T3) with a corridor, living room, kitchen, two bedrooms, a bathroom, and a WC.

Additional features: two garages, a cellar, and six parking spaces complete this property.

In addition, there is a major asset: an additional plot of 782 m² adjoining the house. Located in zone uB of the Vallorcine local urban plan (land coverage ratio 0.35).

This extra land offers particularly attractive development potential, which is rare in the area.

The existing house is perfectly suited to a large family wishing to combine several living spaces while maintaining privacy for each. It also represents an investment opportunity, with the possibility of creating a condominium by officially dividing the four apartments.

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CARACTÉRISTIQUES

Type de bien :	Maison	Surface :	307.37 m ²	Taxe foncière :	€1.00
NB de pièces :	10 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

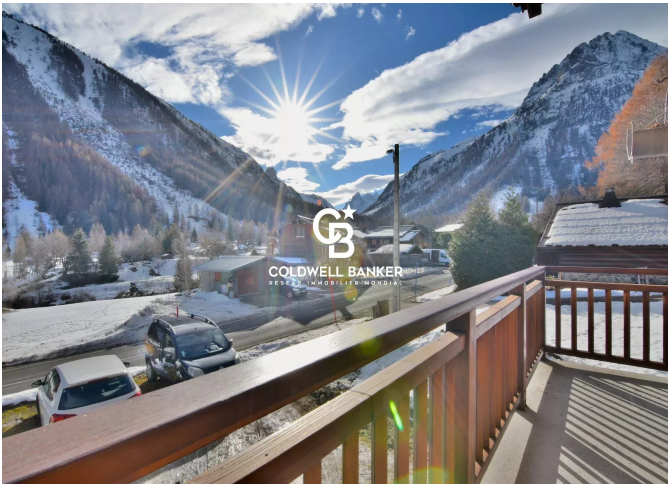
Diagnostic de performance énergétique (DPE) : D 211

Indice d'émission de gaz à effet de serre (GES) : B 6

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