

Chalet à Pralognan la Vanoise - 599 000 Euros (HAI)

Chalet composé de 4 logements

Référence : RV637 - Document non contractuel

Prix honoraires inclus de 599 000,00 Euros, prix hors honoraires 579 000,00 Euros,
honoraires fixes de 20 000,00 Euros, à la charge de l'acquéreur



Descriptif

A space for you and a rental part.

Composed of a main dwelling and 3 apartments for rent, this large chalet will allow you to have a lucrative rental income.

Garage for 1 car, parking in front of the chalet. No land.

Easy access in a peaceful area. 1km from Pralognan centre.

Sunshine guaranteed all day long, beautiful views of the mountains.

Ground floor : Storeroom, cellar.

- An apartment of 38.80 m² with terrace composes of :

Living room / kitchen, 1 bedroom, shower room with WC.

- An apartment of 35.87 m² composed of :

Living room / kitchen, 1 bedroom, shower room. WC. separated.

Level 1 :

- A duplex of 45.69 m² + 4 m² < 1.80 m with south facing balcony composed of:

Living room / kitchen with fireplace, 1 bedroom, shower room, separate toilet, upstairs large mezzanine.

- A apartment of 68.67 m² + 19.10 m² < 1.80 m with large south-facing terrace comprising :

Entrance, living room with fireplace, kitchen, 2 bedrooms, bathroom with WC, separate WC, bedroom/mezzanine above the living room.

Attic .

Living room / kitchen, 1 bedroom, bathroom with toilet.

Level 1:

Apartment with 4 rooms + kitchen - 98.40 m².

Entrance, living room with fireplace - dining room, fitted kitchen,

Office room, 2 bedrooms,

Bathroom with WC, 1 separate WC.

Level 2:

Apartment with 2 rooms : 39.94 m².

Fitted kitchen / living room, 1 bedroom, shower room, separate toilet.

Apartment with 2 rooms / cabin: 41.36 m².

Fitted kitchen / living room, 1 bedroom, 1 windowless sleeping area with bunk bed, shower room, separate toilet.

An independant bedroom with shower room and toilet : 11.53 m².

Level 3: Attic under the eaves (less than 1.80 m) : 77.90 m².

Informations diverses	
Superficie	230 m²
Nombre de pièces	10
Nombre de chambres	6
Nombre de salle de bains	4
Exposition	Sud-Est-Nord-Ouest
Cave	Oui
Garage	Oui
Parking couvert	Non
Casiers à skis	Non
Vendu meublé	Partiellement
Type de chauffage	Electrique radiateur individuel
Info chauffage	
Chauffage électrique	

Taxes et charges		
Taxe foncière		3 447 Euros
Consommation énergétique		
Consommation réelle :		
496 kWh/m²/an	16 kg CO2/m²/an	F
Année de référence du montant de la dépense énergétique : 1er janvier 2021		
Version du DPE ADEME : 2273E2988085F		
Date du DPE 09-12-2022		