

Chalet à Pralognan la Vanoise - 1 333 000 Euros (HAI)

Grand chalet familiale avec 4 chambres d'hôtes

Référence : RV657 - Document non contractuel

Prix honoraires inclus de 1 333 000,00 Euros, prix hors honoraires 1 281 731,00 Euros,
honoraires de 4.00% montant TTC : 51 269,00 Euros, à la charge de l'acquéreur



Descriptif

Family home and/or potential bed and breakfast

This large 2012 chalet is built on a 584 m² plot.

Quiet, close to shops, it currently comprises a private part and a commercial part with 4 en-suite guest rooms.

You can move in immediately without any work, with only the ground floor facade to be completed.

2012 construction standards with quality materials.

Foundation with crawl space; walls are reinforced concrete on the ground floor and timber frame on the upper floors.

Heating is provided by a wood pellet-fired boiler on the ground floor of the chalet, which supplies radiators on the upper floors.

Hot water is produced by 4 electric boilers distributed throughout the chalet.

Ground floor:

- Entrance, ski-room, toilet.
- Laundry room, boiler room, store room.
- Large kitchen/dining room for entertaining guests. Large south-facing patio.
- Large pantry.

1st floor:

- Very large mezzanine living room with wood-burning stove, office area and storage space.
- Master suite with shower room and toilet, dressing room. Possibility of integrating it with guest rooms

2nd floor :

2 bedrooms. Shower room with toilet.

The guest accommodation section comprises:

Ground floor: living room (opening onto large south-facing patio) with wood-burning stove.

2 bedrooms, each with private patio, shower room and toilet.

Upstairs: 2 mezzanine bedrooms, each with 1 double bed and 2 singles, opening onto a private balcony. Each with shower room and toilet.

2 garages.

1 outside parking space.

1 garden shed.

Informations diverses

Résidence	RUM DOODLE
Année de construction	2012
Superficie	339.25 m ²
Surface habitable	301
Surface dépendances	37.87 m ²
Nombre de pièces	12
Nombre de chambres	9
Nombre de salle de bains	7
Exposition	Sud
Cave	Oui
Garage	Oui
Parking couvert	Non
Casiers à skis	Oui
Vendu meublé	Partiellement

Consommation énergétique

En cours de réalisation.

Année de référence du montant de la dépense énergétique :

Date du DPE 01-01-1970

Type de chauffage Chauffage à granules
Info chauffage
Chauffage au sol par une chaudière à granules + convecteurs elec