

798 000 €

**Contact agency**

**La Loge Immobilière**

6 boulevard Général Charles de Gaulle

05000 Gap

04 92 58 77 28 / info@laloge-immobiliere.com

**For sale house**

**5 rooms**

**Surface : 160 m²**

**Surface of the living : 50 m²**

**Surface of the land : 1400 m²**

**Year of construction : 2006**

**Exposition : Sud**

**View : Lac et Montagne**

**Hot water : Electrique**

**Inner condition : GOOD**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

Emplacement Piscine hors sol, Garage de 25 m² et Atelier de 7 m², Terrasse de 65 m², wood stove, Suite parentale de plain pied, Double vitrage et volets roulants électriques, Système d'arrosage goutte à goutte, Buanderie-Cellier-Garage, architect-designed house, Environnement calme et enchanteur,

3 bedroom

1 terrace

1 bathroom

1 shower

3 WC

1 garage



## House Charges

La Loge Immobilière is pleased to introduce you to this splendid architect-designed house, ideally located in Saint-Apollinaire, just 10 minutes from Chorges and Savines-le-Lac. With a surface area of 160 m², it is located on a generous plot of 1400 m² in a dominant position, offering a breathtaking panoramic view of Lake Serre-Ponçon and the surrounding mountains. As soon as you enter, the house welcomes you with beautiful volumes bathed in natural light. The vast living room, with large bay windows, offers a permanent view of the surrounding landscapes. You can enjoy friendly moments there, whether in the open, fully equipped kitchen, relaxing in the living room or on the magnificent 65 m² terrace, perfect for having your morning coffee facing the grandiose nature. The wood stove, located in the heart of the room, brings a warm touch to your winter evenings, while guaranteeing optimal energy efficiency. The circular layout of the space creates a fluid and welcoming atmosphere. The master suite on the ground floor is a real cocoon, with its custom-made dressing room, its bathroom equipped with a bathtub, a shower and a separate toilet. A practical pantry/laundry room and a guest toilet complete this level. The house also has a 25 m² garage with mezzanine and a 7 m² workshop, ideal for DIY enthusiasts or storage. A vehicle electrical outlet is already installed, and the driveway allows for easy parking of 4 to 5 cars. Upstairs, you will find a second living room flooded with light, perfect as an



services for absolute comfort. You will live in a calm, green and preserved environment, while being close to the amenities of Chorges and Savines-le-Lac. In the heart of the Hautes-Alpes, in an exceptional setting with a breathtaking view, come and discover this rare opportunity!

Fees and charges :

798 000 € fees included

