

860 000 €

**Contact agency**

**La Loge Immobiliere**

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**For sale house**

**5 rooms**

**Surface : 195 m<sup>2</sup>**

**Surface of the living : 65 m<sup>2</sup>**

**Surface of the land : 2332 m<sup>2</sup>**

**Year of construction : 2010**

**Exposition : Sud est**

**View : Panoramique**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : exceptional**

**Couverture : tiling**

**Features :**

panoramic view , luminous, architect-designed house, Fireplace Focus, Suite, Terrain 2200 m<sup>2</sup>, Parc des Ecrins, Laundry room, Piscinable, Absolute calm

4 bedroom

2 terraces

2 showers

2 WC

2 parkings

1 cellar

**Energy class (dpe) : D**

**Emission of greenhouse gases (ges) : A**



**House 235 Embrun**

CHATEAUROUX-LES-ALPES: FAVORITE for this warm 180 m<sup>2</sup> 5-room chalet, with refined decoration combining modernity and authenticity. Designed by an architect, it is built on land of more than 2000 m<sup>2</sup>, entirely buildable, in a dominant position enjoying a panoramic view of the mountains. You will be seduced from the moment you arrive. The entrance hall with storage will lead you into a bright living room of 55 m<sup>2</sup> with open and equipped kitchen. The central Focus pan, as well as the decoration. The cathedral ceilings and its numerous openings make this house with its unique volume, a pleasant cocoon for entertaining by the fire. A vast 40 m<sup>2</sup> terrace will extend the festivities. On one level, you will find a master suite with dressing room and bathroom also benefiting from terrace access, as well as a separate WC. Below the ground floor, you will discover a sleeping area, ideal for children. It is made up of three bedrooms with fitted wardrobes with access to a second terrace of 70 m<sup>2</sup>, a games area, a bathroom and a WC. In a green environment, in absolute calm, you will be only ten minutes from Embrun and five minutes from amenities. To complete the comfort of the premises, a 30 m<sup>2</sup> carport, a shed, boxes, as well as several parking spaces A UNIQUE PROPERTY!!

Fees and charges :

860 000 € fees included

