

860 000 €

## Buying house

5 rooms

Surface : 195 m²

Surface of the living : 65 m²

Surface of the land : 2332 m²

Year of construction : 2010

Exposition : Sud est

View : Panoramique

Hot water : Electrique

Inner condition : Excellent

External condition : Exceptionnel

Couverture : tiles

## Features :

panoramic view , luminous, Maison d'architecte, Cheminée Focus, Suite parentale, Terrain 2200 m², Parc des Ecrins, Laundry room, Piscinable, Calme absolu

4 bedroom

2 terraces

2 showers

2 WC

2 parkings

1 cellar

Energy class (dpe) : C

Emission of greenhouse gases (ges) : A

Document non contractuel

17/05/2024 - Prix T.T.C



## House 235 Embrun

CHATEAUROUX-LES-ALPES: FAVORITE for this warm 180 m² 5-room chalet, with refined decoration combining modernity and authenticity. Designed by an architect, it is built on land of more than 2000 m², 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 m² 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 m² 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 m², 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 m² carport, a shed, boxes, as well as several parking spaces A UNIQUE PROPERTY!!

