

Apartment - 55 m²

ISÉRABLES

* Agency fees shall be borne entirely by the purchaser



DESCRIPTION DU BIEN

Our agency is offering you an exclusive preview of this new property development in Isérables, a village of 1,000 inhabitants offering a privileged living environment in the heart of the small Alpine valley of La Faraz. The village lies at an altitude of 1116 m and takes its name from the maple tree, which is abundant in the region. Clinging to the slope, Isérables can be reached from Riddes by cable car in 8 minutes or by road, just 12 km from the motorway. Located in the heart of the old village, this project involves renovating a historic building to provide 2 flats and a basement area open to the public. This enhancement of Isérables' heritage will offer you modern comforts (subject to compliance with all current standards, double-glazed windows, underfloor heating in bathrooms, VMC, insulation++...) while living in a listed building (slate roof, historic monument-style windows, restoration of facade decoration, conservation of existing load-bearing elements, wooden shutters...). The central location gives you easy access to the village shops and transport links (1 minute from the "Isérables-église" Postbus stop and 3 minutes from the Riddes cable car). There is a public car park 100 m from the residence, as the building does not have any parking spaces. Authorised for sale as a second home and to foreigners. The 3-room flat is located on the ground floor of the building and comprises :

- An entrance hall with built-in cupboards leading to the bedroom, shower room and living room of 5m²
- A 4.5m² shower room with washbasin, shower and WC
- A 10m² bedroom with built-in wardrobes
- A large living area comprising a 21m²

lounge and dining room - An 8.7m² fitted kitchen opening onto the living area - A 2.6m² storeroom accessible via the kitchen - A 1.7m² storeroom accessible from outside the flat Interested in this project? The plans are available on request. Contact us for a visit or ask for our documentation for more information.

LE BIEN EN DETAIL

Reference : EVR104_bis_1
Town : ISÉRABLES
Living area : 55 m²
Construction : 2024

Living room : 21 m²
Number of bedrooms : 1
Bathroom : 1



DIAGNOSTICS DPE - GES

Energy consumption in KWh/m² / year



Greenhouse Gas Emissions in Kg CO₂² / m² / year



LE BIEN EN PHOTOS





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