

Apartment - 55 m<sup>2</sup>

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 5m<sup>2</sup> - A 4.5m<sup>2</sup> shower room with washbasin, shower and WC - A 10m<sup>2</sup> bedroom with built-in wardrobes - A large living area comprising a 21m<sup>2</sup>

lounge and dining room - An 8.7m<sup>2</sup> fitted kitchen opening onto the living area - A 2.6m<sup>2</sup> storeroom accessible via the kitchen - A 1.7m<sup>2</sup> 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 m<sup>2</sup>  
Construction : 2024

Living room : 21 m<sup>2</sup>  
Number of bedrooms : 1  
Bathroom : 1



## DIAGNOSTICS DPE - GES

Energy consumption in KWh/m<sup>2</sup> / year

Greenhouse Gas Emissions in Kg CO<sub>2</sub><sup>2</sup> / m<sup>2</sup> / year



## LE BIEN EN PHOTOS



