

BARNES AIX-LES-BAINS - EXCLUSIVE - LE BOURGET - DU - LAC - DUPLEX  
APARTMENT - 3 BEDROOMS - BALCONY



SELLING PRICE : 525 000 €

CONTACT : CAROLINE PACCARD - MOBILE PHONE  
EMAIL : C.PACCARD@BARNES-INTERNATIONAL.COM  
EXCLUSIVE RIGHTS

81 RUE DU CASINO , 73100 AIX-LES-BAINS  
73100 AIX-LES-BAINS



PHONE : 04 79 54 16 70  
AIXLESBAINS@BARNES-  
INTERNATIONAL.COM

## DESCRIPTION

In the town of Bourget-du-Lac in a very quiet rural area, this New York loft-style duplex apartment is located on the top floor of a small residence of 6 apartments. The 1st level includes an Entrance, Living room, Lounge, Kitchen in Open Space with an area of 68 m<sup>2</sup> with access to a balcony offering a clear view. On the same level, an en-suite bedroom with shower, a laundry room and a toilet. Upstairs a spacious suite with bathroom (bath + shower) and dressing room, another bedroom, a separate shower room and a toilet. Bathed in light, this apartment offers quality services and finishes.

10 minutes from the center of Bourget-du-Lac, 20 minutes from Aix-Les-Bains and 17 minutes from Chambéry. Information on the risks to which this property is exposed is available on the Géorisks website:

<https://www.georisks.gouv.fr/>

NUMBER OF HABITABLE LOTS: 6

MONTHLY CHARGES: €57

PROCEDURE IN PROGRESS: no

## CARACTÉRISTIQUES

Type of property : Apartment	Fees : -	Surface : 158 m <sup>2</sup>
Land area (m2) : -	Bedrooms : 3	Annual charges : -
Balcony Surface : -	Elevator : No	Swimming pool : No
Number of lots : -	* Fees chargeable : Seller	Terms tenant loads : -
Price of the discounted value : -	Monthly rent : -	

81 RUE DU CASINO , 73100 AIX-LES-BAINS  
73100 AIX-LES-BAINS



PHONE : 04 79 54 16 70  
AIXLESBAINS@BARNES-  
INTERNATIONAL.COM

NON-CONTRACTUAL INFORMATION

PARIS - GENEVA - LONDON - MOSCOW - NEW YORK - MIAMI - ST BARTH - DEAUVILLE - BASQUE COAST - FRENCH COUNTRYSIDE -  
ARCACHON BAY - PERIGORD - PROVENCE - FRENCH RIVIERA - SAINT TROPEZ - CORSICA - COURCHEVEL - MEGEVE



81 RUE DU CASINO , 73100 AIX-LES-BAINS  
73100 AIX-LES-BAINS



PHONE : 04 79 54 16 70  
AIXLESBAINS@BARNES-  
INTERNATIONAL.COM