

798 000 €

Contact agency

La Loge Immobilière

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For sale house

5 rooms

Surface : 160 m<sup>2</sup>

Surface of the living : 50 m<sup>2</sup>

Surface of the land : 1400 m<sup>2</sup>

Year of construction : 2006

Exposition : Sud

View : Lac et Montagne

Hot water : Electrique

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

Emplacement Piscine hors sol, Garage de 25 m<sup>2</sup> et Atelier de 7 m<sup>2</sup>, Terrasse de 65 m<sup>2</sup>, wood stove, Suite parentale de plain pied, Double vitrage et volets roulants électriques, Système d'arrosage goutte à goutte, Buanderie-Cellier-Garage, architect-designed house, Environnement calme et enchanteur,

3 bedroom

1 terrace

1 bathroom

1 shower

3 WC

1 garage



## House Charges

La Loge Immobilière is pleased to introduce you to this splendid architect-designed house, ideally located in Saint-Apollinaire, just 10 minutes from Chorges and Savines-le-Lac. With a surface area of 160 m<sup>2</sup>, it is located on a generous plot of 1400 m<sup>2</sup> in a dominant position, offering a breathtaking panoramic view of Lake Serre-Ponçon and the surrounding mountains. As soon as you enter, the house welcomes you with beautiful volumes bathed in natural light. The vast living room, with large bay windows, offers a permanent view of the surrounding landscapes. You can enjoy friendly moments there, whether in the open, fully equipped kitchen, relaxing in the living room or on the magnificent 65 m<sup>2</sup> terrace, perfect for having your morning coffee facing the grandiose nature. The wood stove, located in the heart of the room, brings a warm touch to your winter evenings, while guaranteeing optimal energy efficiency. The circular layout of the space creates a fluid and welcoming atmosphere. The master suite on the ground floor is a real cocoon, with its custom-made dressing room, its bathroom equipped with a bathtub, a shower and a separate toilet. A practical pantry/laundry room and a guest toilet complete this level. The house also has a 25 m<sup>2</sup> garage with mezzanine and a 7 m<sup>2</sup> workshop, ideal for DIY enthusiasts or storage. A vehicle electrical outlet is already installed, and the driveway allows for easy parking of 4 to 5 cars. Upstairs, you will find a second living room flooded with light, perfect as an



services for absolute comfort. You will live in a calm, green and preserved environment, while being close to the amenities of Chorges and Savines-le-Lac. In the heart of the Hautes-Alpes, in an exceptional setting with a breathtaking view, come and discover this rare opportunity!

Fees and charges :

798 000 € fees included

