FOR SALE / EYNE

Ref. 01-4679

# Chalet in Eyne

85 m² | 7 rooms | 3 bedrooms

## 430 000 €









LET'S TALK

### Your Bellissimmo team

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Full details and photo gallery online →



For information only. Please confirm availability and details with the agency.

# Overview

For sale in Eyne, near Les Angles and Font-Romeu, renovated detached chalet with panoramic views, composed of 2 independent units. Ideal rental investment. The Agence Immobilière Bellissimmo Narbonne presents this fully renovated chalet, located in the immediate vicinity of the ski resort of Eyne - Cambre d'Aze, in a quiet and privileged environment, at the end of a cul-de-sac. Located on a closed plot of 500 m², the property enjoys a dominant position, excellent sunshine and a clear view of the mountains. With a total area of about 85 m², the chalet is divided into two independent units: Ground floor, 2 main rooms apartment of 35 m² : Living room with open kitchen, double bedroom, shower room and separate toilet. This unit is currently being finalized for renovation and will be fully completed for sale. R+1 / R+2, 3 main rooms apartment of 50 m² : Bright living room with open kitchen, two double bedrooms, shower room, separate toilet and balcony with panoramic view. Each unit has its own facilities: kitchen, shower room and toilet. The chalet also includes an independent garage of 20 m². The exterior fittings as well as the stone façade are being finalized and will be completed before the sale. Possibility of installing an outdoor jacuzzi, with water, electricity and evacuation systems already planned. The property is sold furnished. No co-ownership fees. Ideal for second home or seasonal rental investment, summer and winter. For more information or to arrange a visit, contact Charline at 06 72 89 61 57

### Floor areas & rooms

| | |
|---|---|
| Type of property | Chalet |
| Living area | 85 m² |
| Land | 500 m² |
| Rooms | 7 |
| Bedrooms | 3 |
| Shower rooms | 2 |
| WC | 2 |
| Number of floors in the building | 3 |

### Comfort & features

| | |
|---|---|
| Garage | Yes |
| Year built | 1980 |
| Kitchen | Kitchen corner |
| Kitchen equipment | Equipped |

# Price & terms

**430 000 €**

Price includes fees: €430,000. Fees: 0% VAT will be paid in full by the purchaser. Price excluding agency fees: ND.

| | |
|---|---|
| Property tax | 1117 € |



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# Energy & assessments

### Energy consumption (DPE)




**Class D** 200 kWh/m²/year

### Greenhouse gas emissions (GES)




**Class B** 7 kg CO2/m²/year



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