FOR SALE / LES ANGLES

Ref. 01-4695

Chalet in Les Angles

258 m² | 14 rooms | 9 bedrooms

1 248 000 €









LET'S TALK

Your Bellissimmo team

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Risk information: www.georisques.gouv.fr

Full details and photo gallery online →

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

Overview

NEAR ANGLES – RESPONSIBILITY OF 5 HOUSINGS Agence Immobilière Bellissimmo Narbonne presents: Near Les Angles – Fully renovated investment property – 5 units – Approximately 285 m² living space – 600 m² plot – View of the Pyrenees In the immediate vicinity of the station des Angles, in the heart of Capcir, in a privileged environment between lake and mountains, discover this property complex of character composed of 5 independent units, completely renovated, furnished and equipped. Developing a total surface of about 285 m² and built on a enclosed plot of about 600 m², this set offers charm, comfort and functionality in a true mountain chalet atmosphere. Wood, exposed stones, beams and warm decoration give each dwelling an authentic atmosphere. COMPOSITION House – about 80 m² Independent house offering a living room with equipped kitchen, three bedrooms as well as a shower room. It also has a private outdoor space. Studio – about 30 m² Warm and functional studio including a living room with sleeping area, an equipped kitchenette and a shower room. Chalet – about 60 m² Independent chalet composed of a pleasant living room with equipped kitchen and pellet stove, two sleeping areas and a shower room. Private outdoor space. Renovated barn – about 55 m² Old fully renovated barn having preserved the charm of the old with exposed stones and beams. It includes a living room with equipped kitchen, two sleeping areas and a shower room. House – about 60 m² Independent house offering a living room with equipped kitchen, two sleeping areas, a shower room and a private terrace. BENEFITS The whole has benefited from a complete renovation and does not require any work. The five units are sold fully furnished, decorated and equipped, allowing immediate operation. Double glazing, equipped kitchens, pellet stoves and electric heating according to the accommodation, neat decoration and quality features. A shared games room as well as a storage and storage space complete the set. PRIVILEGED LOCATION IN THE HEART OF CAPCIR Close to Les Angles, the ski resorts of the Catalan Pyrenees and Lake Matemale, the property enjoys a particularly attractive location for a tourist clientele. Skiing and mountain activities in winter, hiking, mountain biking, water and nature activities in the sunny days allow a tourist exploitation throughout the year. A KEY LOCATIVE INVESTMENT IN MAN With 5 independent housing units representing about 285 m² of living space, a closed plot of about 600 m² and different reception capacities adapted to couples, families and groups, this set constitutes a rare opportunity in the area. Completely renovated, furnished and equipped, it is particularly suitable for a seasonal rental project, gites or rental investment. A property of immediately exploitable character, ideally located near the station des Angles, in the heart of the Catalan Pyrenees. For further information or to arrange a visit: Beatrice DE ROCLE JUSTAFRE 06 58 28 81 31

Floor areas & rooms

Type of property	Chalet
Living area	258 m²
Land	600 m²
Rooms	14
Bedrooms	9
WC	5

Comfort & features

Kitchen	Kitchen corner
Kitchen equipment	Equipped

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Price & terms

1 248 000 €

The agency fees will be paid in full by the seller.

Property tax	1686 €

Energy & assessments

Energy consumption (DPE)



Class C 59.0 kWh/m²/year

Greenhouse gas emissions (GES)



Class A 5.0 kg CO2/m²/year

Diagnosis performed after 1 July 2021

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