



**LA MAISON
D'OLGA**
PEISEY-NANCROIX, FRANCE

4 BEDROOM HOUSE ON 3 LEVELS OLGAPART

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Technical Information

- la Maison d'Olga is a property restoration obtained under planning permission N°PC 7319706B1008 on September 7th 2006

- The operation is the restoration and conversion of an original building into 5 new apartments, known in France as (VEFA), "a future completion sale" or buying off plan

- The purchasers benefit from an "extrinseque guarantee" or Bank Guarantee which protects the purchasers

- A Comprehensive Building Indemnity is in place

- The Apartments are scheduled for completion in December 2007

- The Apartments have equipped bathrooms, kitchens (equipped to clients choice but at an additional cost) and are unfurnished*

- A sale is subject to signing a "Reservation Contract" followed by a Deed of Sale drawn up in line with the particular conditions of the Reservation Contract.

* Furniture packs can be provided



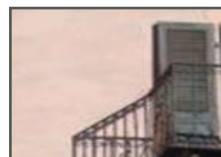
- Private access by the ground floor
- Southwest exposure windows and balcony
- Fireplace



Some original tiles will be mounded and dismantled to form part of the new roof.



The courtyard in front of the house will be paved.



The original balustrades in wrought iron will be preserved and meticulously restored.



Original doors and shutters will be carefully stripped, repaired and polished before being replaced.

ACCOMODATION		SURFACE AREA (Sq m)
ground floor	entrance hall	8.58 Sq m
	toilet	1 Sq m
	lounge-diner/kitchen	22.34 Sq m
1st floor	landing	3.60 Sq m
	bathroom	2.94 Sq m
	toilets	1.22 Sq m
	room 1 with cupboard	11.03 Sq m
	room 2 with cupboard	12.08 Sq m
	heating system room	0.45 Sq m
2nd floor	landing	3.52 Sq m
	bathroom	2.98 Sq m
	toilets	1.22 Sq m
	room 3 with cupboard	11.52 Sq m
	room 4 with cupboard	11.82 Sq m
	heating system room	0.45 Sq m

TOTAL AREA	94.75 Sq m
PRICE	520 000 euros
prix m2	5 488 euros

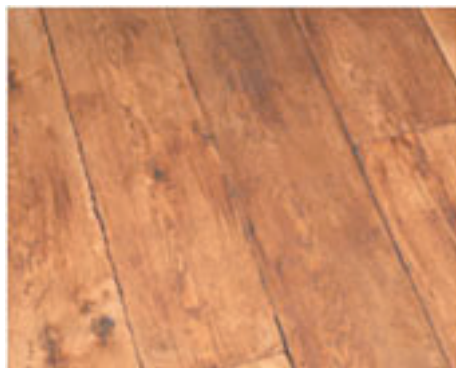
Work Manager: Objectif Terres
Architect: Marc Neyrinck
Project Manager: cabinet Ampec
Marketing: Socogest



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OLGAPART



Antiquated solid oak
wooden floors (22 cm thick)



A fireplace in each apartment



Antiquated wooden ceilings
(beams and joists)



Wood and slate for the bathroom

Description

The building

Located at the center of the village Peisey-Nancroix, La Maison d'Olga, the name of its preceding owner who lived there, is a house of 4 levels, a part of which only was meant for dwelling, the remainder being mainly used as a barn and shelter for the animals.

The building is out of stone, the frame out of wood, with a sheet roof, in accordance with the local tradition.

Recovery properties

Although the building is in excellent state, the restoration is important, because it consists in creating new volumes and improving comfort while preserving the unique charm of this old Savoyard house.

The main works are described below :

- building of flagstones, walls and partitions in accordance with the plans attached
- consolidation of the timber framework
- change of the cover
- insulation of the walls (external or interior)
- sealing
- insulation of the roof
- independent accesses to each apartment
- installation of new electricity and plumbing networks
- creation of wooden fireplaces in each apartment
- complete change of the exterior and interior woodwork (doors, windows, shutters)
- installation of electric convectors
- laying wooden floors in all the rooms, excepting the kitchen, bathrooms, toilets
- tiled floor and earthenware in the kitchens, bathrooms, toilets
- interior partitions in natural coatings, apparent stones and wood
- restoration of the existing balcony and building of additional balconies with wrought iron balustrades

Common parts

The unit does not comprise interior common parts, except the access to the studio and the duplex, with a hall common to both apartments.

The access to each other apartment from outdoors is private, thus giving each housing unit a spirit of collective village house, nevertheless independent.

Letter- boxes are gathered on the edge of the street.



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Apartments

1- Walls and Partitions

1.1: external walls and walls between residences.

Mainly constituted by some 40 cm thick old walls; in the other cases, masonry walls of 20 cm minimum, with soundproofing and thermal isolation.

1.2 : thermically insulated doubling partitions.

1.3 : partitions of distribution

"Placostil" dry partitions made up of a metal framework and two plasterboards separated by a mineral wool panel.

2- Joineries

2-1 massive oak front doors, equipped with a lock 3 points lock and an optical judas.

2-2 Distribution doors out of natural wood.

2-3 Sliding Doors of wall cupboard out of natural wooden.

2-4 Windows and French windows out of wooden tinted in the mass with slightly emissive double glazing insulating.

2-5 Wooden Beating Shutters for the openings already equipped, occulting curtains for the other openings.

3- Floor coverings

3-1 : bedrooms, living-room, halls, corridors: floors in solid oak, thickness minimum 14 mm, naturally old aspect.

3-2 : kitchens, bathrooms, toilets : tiled floor, model and colour to be defined.

4- Wall linings

4-1 : kitchens, bathrooms, toilets : the partitions will be covered with earthenware on all the height, colour to be defined.

4-2 : in the other rooms : walls of origin out of apparent stone, other walls and partitions covered with natural coatings and rustic oak panelling.

5- Heating and hot water

5-1 : individual heating by convectors with regulation allowing to regulate the temperature in each room. Towel dryer electric radiators in the bathrooms.

5-2 : Mechanical ventilation controlled by hygro-adjustable valves in the wet parts and the kitchen, extractor hood (3 speeds) in the kitchen, air valves integrated in joineries.

5-3 : Hot water distributed from an individual tank water heater ; the capacity will be defined according the type of housing.

5-4 : Each apartment is equipped with a sawn timber fireplace with hearth in the living room and individual flue emerging in roof.

6- Standard electric component

6-1 : Electric control panel of housing with differential circuit breaker and identified departures.

The supply meters with full hours and off-peak hours will be gathered in technical wall cupboards in common parts.

6-2 : Electric heating by radiant convectors with regulation.

6-3 : Water-heater by accumulation, capacity according to the type of housing.

6-4 : Mechanical ventilation: extraction in the wet parts and the kitchen by hygro-adjustable valves.

6-5 : Kitchen equipped with an exhausting hood, pre-equipment for washing machine and dishwasher, 10/16 A plugs including 4 on the ground floor, 4 above the worktop, 1 catch of 32 A for the oven, & lighting above the worktop.

6-6 : Bedrooms: 4 plugs, two-way switch lightings (entry and bed-head) , TV plug (reception of the hertzian chains of television from a preset community aerial).

6-7 : balconies: lighting spots.

6-8 : Lighting: power supply in ceiling of the entries, living rooms, bedrooms and wet parts. Mural power supplies in wet parts above the water points.

7- Water facilities

7-1 : Kitchen : double well sink and mixer tap with water saver + drainer on the worktop made of brushed steel. Bottom cupboards with sawn timber doors, water supply and evacuation for dishwasher and washing machine.

7-2 Toilets: equipped with a porcelain white seat provided with an economic 3/6 liters capacity toilet flush.

7-3 : Bathrooms: white pedestal basin with mixer tap and water saver , mirror and lighting strip or cupboard with mirror and integrated lighting. Receiver of acrylic resin shower (80x80), equipped with a mixer tap and water saver, with a flexible pipe and a handheld shower or an acrylic resin bath-tub (170x70) equipped with a mixing valve bath-shower, a water saver and a handheld shower with flexible pipe .

8- Balconies

Made of wrought iron and masonry, floor out of wooden, balustrades in conformity with the village tradition.

9- Staircases

The staircases are out of sawn timber, treated in the antique and rustic way.