



R102 - MEGEVE



485.2m²



826.45m²



6



5



5

¥65,000,000

836-192 Hokujo, Hakuba Mura

PROPERTY DESCRIPTION

Walking distance to Echoland.
Log-home construction with 3 independent units under the one roof.

PROPERTY DETAILS

Year Built:

1997

Property Type:

Residential

Zoning:

Unspecified

Reference No.:

R102

Construction Type:

2 story RC & Wooden structure with galvanized steel sheet roof with basement

Number of Floors:

3

Electricity:

Chubu Electric Power

Water:

Hakuba Village Supply

Sewage:

Septic Tank (Purification)

Gas:

LPG

Footprint >Land Ratio:

60% (20% Misorano guideline)

Floorspace>Land Ratio:

200% (40% Misorano guideline)

Build Height:

8-13m

Boundary Set Back:

3m

Road Set Back:

5-10m

Access Hakuba Station:

3Km SW of JR Hakuba station

Distance To Lifts :

2.6km to Happo One Ski Area

Property Management:

N/A

Approx Yield:

N/A

Fixed Assets Tax:

¥190,500 (Estimate)

Brokerage Type:

Intermediary



HAKUBA
REAL ESTATE

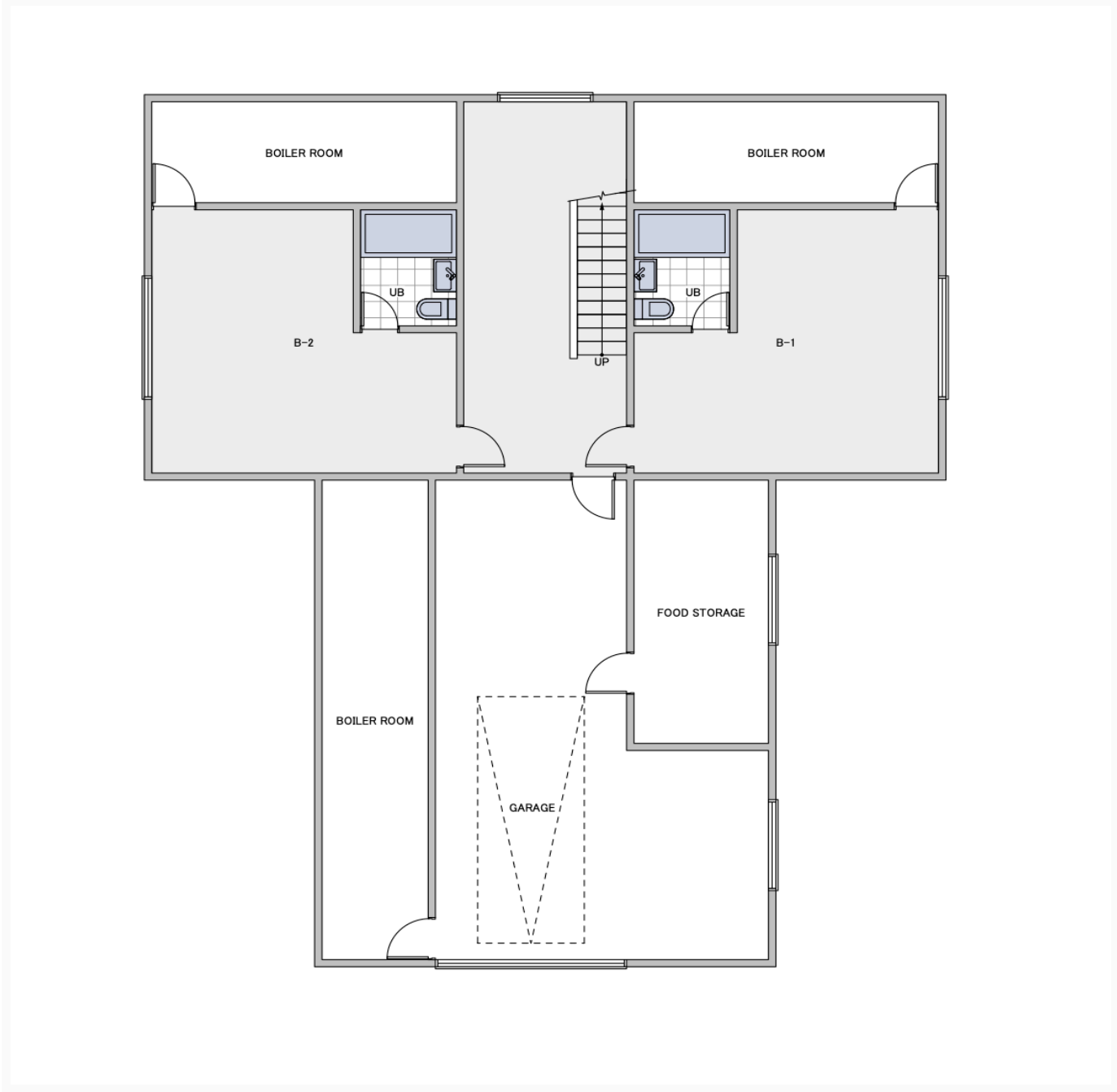
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+81 90 3145 9636

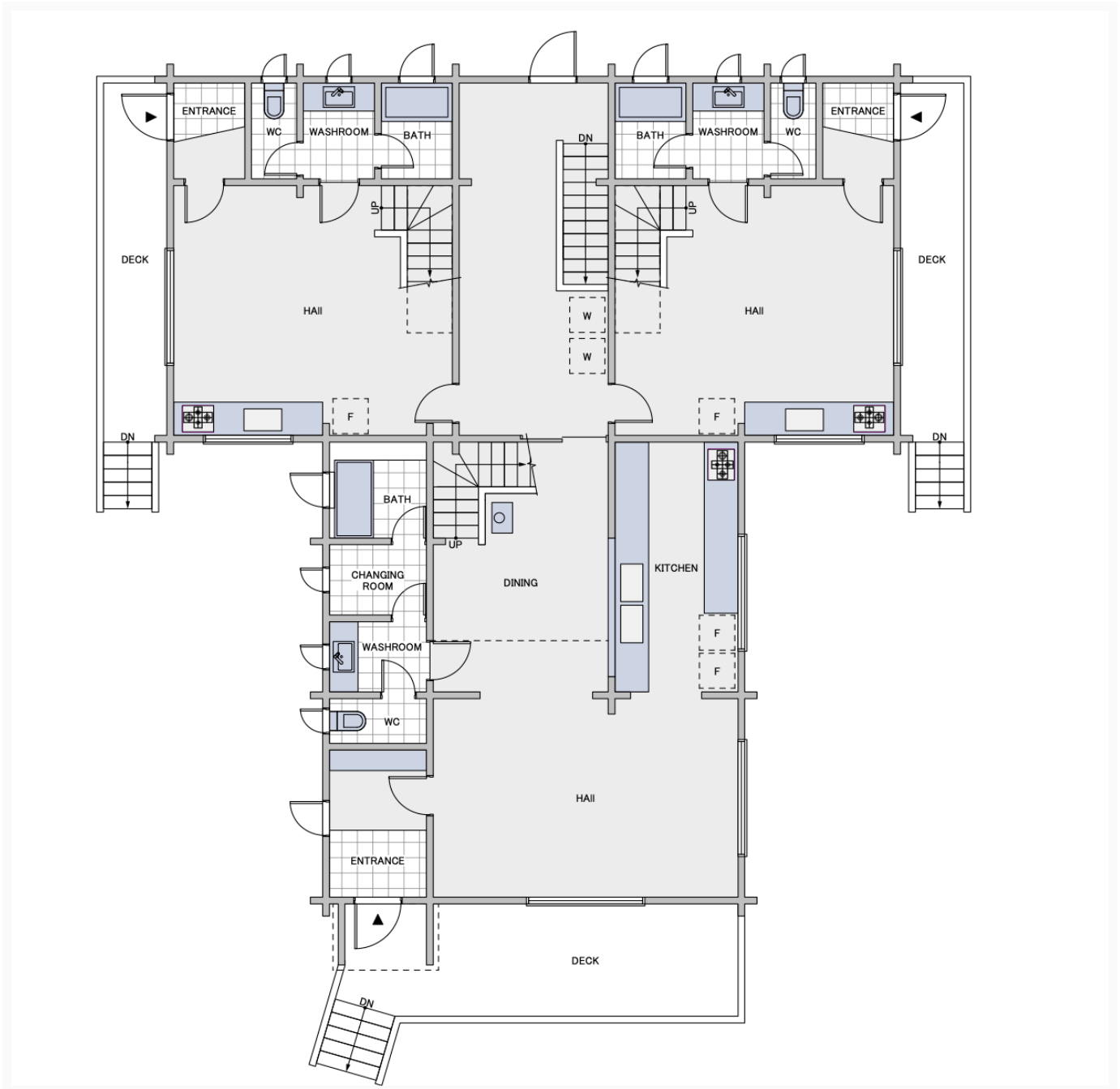
info@hakubarealestate.com

B1 Floor

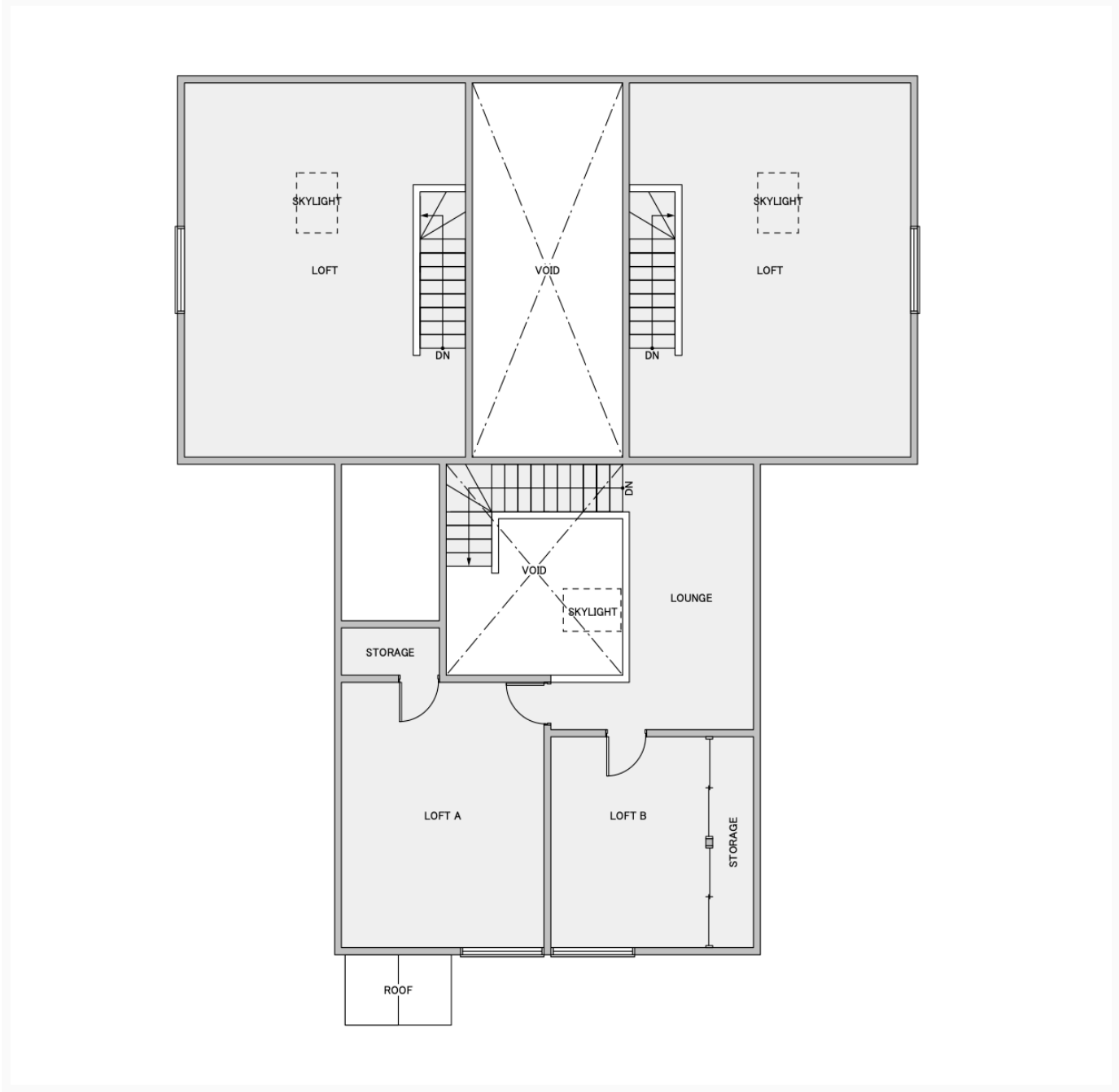
Size: 166.11m²

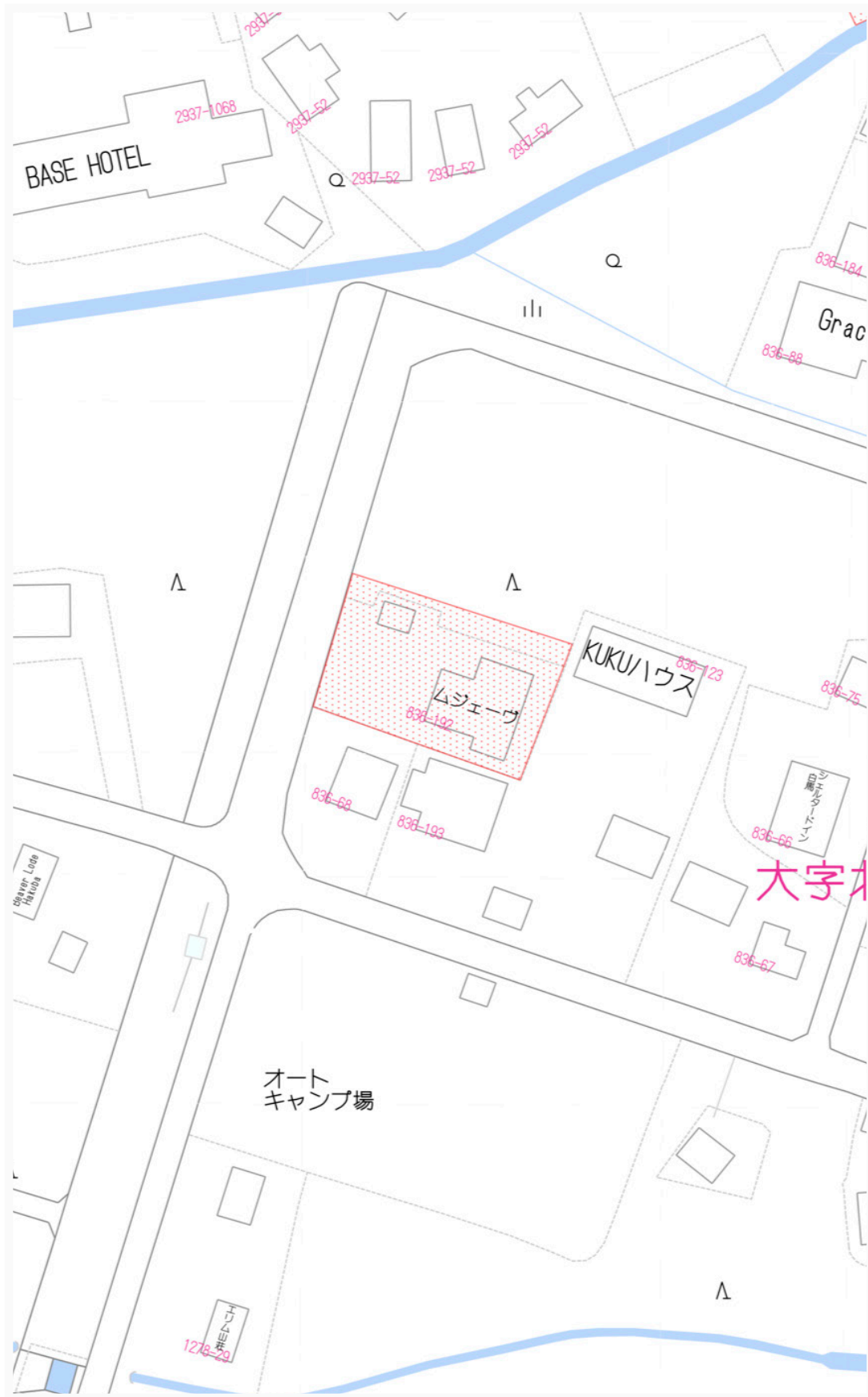


First Floor
Size: 171.16m²



Second Floor
Size: 147.93m²





Quotation (Estimate)

This is the quotation for the property stated as below.

Property Name & Number		R102 MEGEVE	
Items	Amount	Note	
Fees and taxes on purchase	Transaction Price (Tax Inclusive)	¥ 65,000,000	
	Stamp Duty for contract	¥ 30,000	
	Judicial Scrivener Fee (Taxes and Fees)	¥ 403,000	ESTIMATE
	Brokerage Commission	¥ 2,211,000	INC. TAX
	Total	¥ 67,644,000	
Acquisition Tax	Real Estate Acquisition Tax (Estimate)	¥ 550,000	*1
Other fees	Fixed Asset Tax (Annual & Estimate)	¥ 190,500	*2
Grand Total		¥ 68,384,500	

*1 Real Estate Acquisition Tax payment slip will be sent from the tax office at a later date (approximately 2-4 month).

*2 Fixed Asset Tax amount will differ depending on what time of year the property is purchased (maximum is quoted).