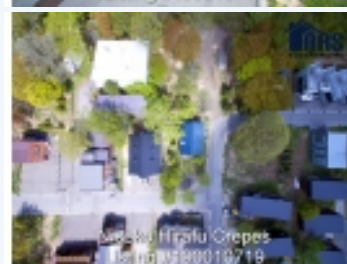




Niseko Hirafu Crepes
Listing #190010719



170-261, 170-313, 170-314 Sakura Saka, Niseko Hirafu Ski Resort Village, Kutchan, Abuta gun

Corner block with home and land in lower middle Hirafu for sale.

REDUCED from 150 Million to 120 Million yen January 2021. This corner block offers a great location for a commercial business and/or future residential accommodation. Being located directly on the free shuttle bus route and across from bus stop number 3 this means easy access to and from the ski slopes using the shuttle bus service. The building is 2 storey, consisting of 4 bedrooms, 3 on the 2nd floor and one Japanese Tatami style room on the ground (1st) floor. Views of Mt Yotei from 2nd floor in summer and also from the first floor during the winter months. Immediate investment return possible by renting out building after purchase and while planning redevelopment of the site in the future. Contact Ross Carty at Niseko Realty Sales for further information. Call 0136-23-2221. Niseko Realty Sales Licence: Hokkaido Governor SHIRIBESHI (4) No. 314

MORE INFORMATION

Property area details

Road Frontage : 36.78m Property Area (Tsubo) : 100 tsubo

Other features information

Shuttle Bus Route : Yes Terrain : Flat, slight slope Land Aspect : slightly to East

Construction

Building Coverage Allowance : 50% Floor Area Percentage Allowance : 200% Governor Value Building : 1,714,294yen Floor Area (Tsubo) : 33.86 tsubo



Name	Ross Carty
Address	20-6 Aza Yamada, Kutchan, Abuta gun, Hokkaido 044-0081 Real Estate
Licence:	Hokkaido Governor Shiribeshi(3) No.314, Niseko, Hokkaido
Phone	0136-23-2221
Mobile	090-7514-1691

BASE INFORMATION:

Rooms	: 13
Bedrooms	: 4
Bath	: 1
Living Areas	: 1st Floor Hall/Dining area

LAND INFORMATION:

Subdivision	: 3 Blocks
Land	: Freehold
Holding Type	
Lot	: approx. 26m by 14m
Dimensions	
Frontpage	: 36.78m
Square	: 331
Metre	
Lot Size	: 331

BUILDING INFORMATION:

House Style	: Cape Cod style 2nd Floor
House Construction	: Wooden walls
Exterior Finish	: Wood Cladding
Roof	: Galvanized Tin Sheeting
Flooring	: Wood Flooring
Number of Floors	: 2
Floor area (Main Level)	: 72.87
Floor area (Upper)	: 39.75
Floor area (Total)	: 112.61

CONVENIENCE:

General Amenities: Wooden Floors, Landscaping, Kerosine Heating, Includes Property Management Package, Fully Furnished, Electric Hot Water, Double Glazed Windows,
Appliance Amenities: Refrigerator,
Landscape Amenities: Space to manage snow on block, Established Lawn,

NEIGHBOURHOOD:

Super market	: 5 minutes by Walk
Kutchan Town	: 10 minutes by Car
Niseko Town	: 15 minutes by Car
Centre	
Nearest	: 5 minutes by Walk
Convenience	
Store	
Ski Lifts	: 10 minutes by Walk
Coffee shop	: 2 minutes by Walk
Free Shuttle	: 1 minutes by Walk
Bus Stop	
Train station	: 10 minutes by Car
Golf	: 10 minutes by Car
Course/Club	
House	
Hanazono Ski	: 10 minutes by Car
Lifts	
Town center	: 2 minutes by Walk