

Character renovated forge 170 M close to Méribel, Courchevel, Val Thorens, La Plagne & Valmorel. Skiing and hiking nearby together with shops and restaurants.



INFORMATION

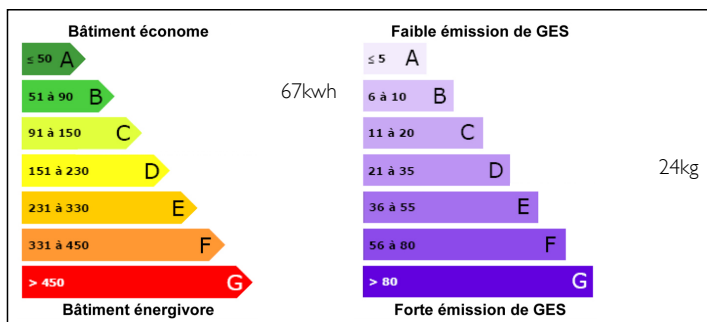
Town:	AIGUEBLANCHE
Department:	Savoie
Bed:	4
Bath:	2
Floor:	170 m2
Plot Size:	1 178 m2



IN BRIEF

This traditional Savoyard chalet (170m2) created from a lovingly restored forge with incredible views of the Olympic valley of Albertville includes an independent duplex, echo solar thermal and PV electric panels plus geomthermal heating. 3 large bedrooms and large family space plus income from studio rental winter and summer

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

A traditional Savoyard Chalet of 170m² on grounds of 1178m² in the heart of the Olympic valley of Albertville and just a short drive to some of the best Alpine ski resorts. A panoramic view over Valmorel ski resort & stunning views looking up to the 3 Valleys; Courchevel, Meribel & Val Thorens. Easy access to local shops and restaurants. Beautifully situated in a small sun drenched hamlet this charming property offers a wonderful home both winter and summer.

The forge has been lovingly restored by the current owners, built in traditional wood and stone, the house and its outbuildings are built over two arched cellars and a garage.

The main house includes an open plan Kitchen/dining room with a fireplace through an archway into a small sitting/reading/television room and office. Three large double rooms and family bathroom with two separate toilets complete the family accommodation on the 2nd floor.

There is also a large cellar/laundry/store room behind the kitchen.

There is a large independent studio with mezzanine totally furnished and ready to let.

Outside space includes several terraces, garden, an above ground pool, a bread oven and stone bbq, there is an underground water source which feeds a pretty pond.

The house is close to Valmorel and the 3 Valleys: Courchevel, Meribel & Val Thorens also the thermal town of Brides les Bains is just a short drive away. There is a new navette bus route that takes you directly to...

LOCAL TAXES

Taxe foncière: 703 EUR

Taxe habitation: 657 EUR

NOTES