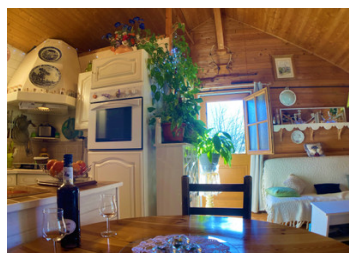


Traditional alpine chalet with stunning views. 1 bedroom. Log fire.



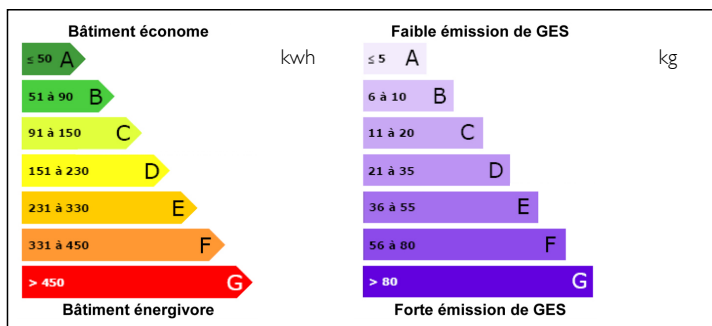
## INFORMATION

Town:	Saint-Alban-d'Hurtières
Department:	Savoie
Bed:	1
Bath:	1
Floor:	43 m2
Plot Size:	717 m2

## IN BRIEF

Traditional wooden chalet with wood burner stove. 1 bedroom. Possibility to convert mezzanine to create coin Montagne. Stunning views across the valley. wrap round terrace with possibility to expand. Outside storage and small private and productive garden providing plenty of space to ensure the peaceful atmosphere of this sleepy village. Parking within a few meters of the chalet. 10 minutes to main access routes through the valley. 30 mins to Saint Francois de Longchamp and 40 minutes to the Sybelles ski area and 3 valles via Orelle.

## 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.



## LOCAL TAXES

Taxe foncière: 241 EUR

## NOTES

## DESCRIPTION

A rare opportunity to own a small traditional wooden chalet, with all modern services and great access.

The chalet is compact but provides everything you need for a 'getaway' location where you can enjoy the peace of french rural life and have access to some of the biggest alps ski areas within 30 minutes.

The chalet sits on a plot of 717m<sup>2</sup> within a small hamlet. The garden surrounding the property provides amazing views but also corners of shaded area under the trees for sleepy afternoons in the hammock.

Inside, the living area provides a comfortable combined social area with kitchenette, sofa area and dining area all combined. A cosy double bedroom is situated to the rear along with a separated bathroom and toilet. The main living area has a high ceiling with exposed traditional wooden structure which along with the large windows creates and a very open space to enjoy.

Above the bedroom and bathroom a small mezzanine area currently used as storage can easily be opened up to provide a mezzanine bed area for a further 3 beds, ideal for a getaway location for the family.

A small larder completes the interior of the chalet. Heating is provided through the efficient traditional log stove and, rarely used electric radiators. Lighting has been nicely installed to illuminate the wooden roof structure within the property. A short staircase down from the parking area leads into the garden to the right of the chalet. The garden currently has a small water feature which...