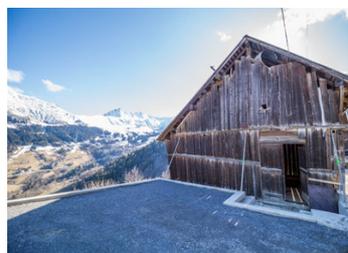


## Barn in a beautiful hamlet for sale in the Avanchers - Idyllic setting

EXCLUSIVE



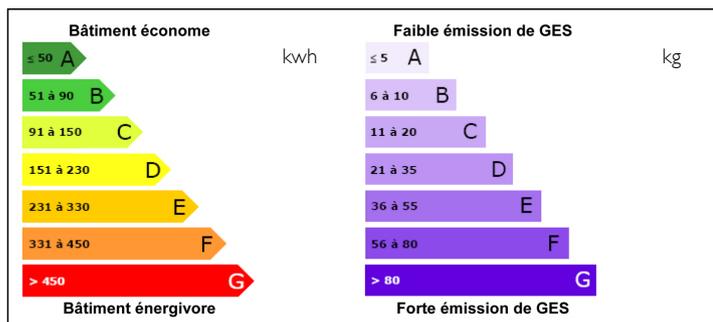
## INFORMATION

Town:	Les Avanchers-Valmorel
Department:	Savoie
Bed:	3
Bath:	2
Floor:	100 m <sup>2</sup>
Plot Size:	1700 m <sup>2</sup>

## IN BRIEF

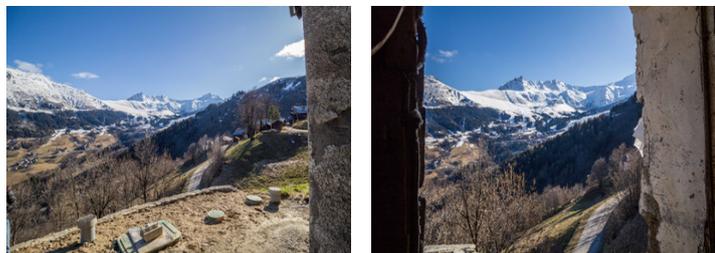
Building your ideal mountain chalet is possible with this detached barn above Les Avanchers, in the highest hamlet of this valley. Sold with an approved planning application, the barn has the possibility to be converted into a property of 100 sqm over 3 floors. A septic tank has been installed that complies with current industry standards, electricity has been connected and the earthworks and parking spaces have been created. The barn is surrounded by over 1700m<sup>2</sup> of agricultural land.

## 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.



## NOTES

## DESCRIPTION

Perfectly located at the top of the quaint and peaceful hamlet of Quarante Planes on a sunny slope with exceptional views, this barn is a unique opportunity to build the chalet of your dreams, in an idyllic setting.

There are numerous hiking, skiing and mountain-biking trails within easy reach.

Accessible from the top of the Combelouvière chairlift, the village of Quarante Planes is, the highest in the valley and a haven of calm and authenticity.

The property's position on the sun-drenched slope allows you to appreciate the superb panoramic scenery.

A fairly steady ascent takes you back to the top of the chairlift.

Return via the Chantemerle loop.

\*\*New for winter 2023-2024: free shuttle service between Doucy Combelouvière resort and Valmorel (Le Meiller stop) 4 round trips per day\*\*. Le Meiller is less than 3 km from the barn.

Set in an unspoilt valley offering a multitude of year-round activities, the hamlet is also easy to reach, just 170 and 135 km from Lyon and Geneva airports and 18km from the N90.

The ski lifts of Le Pré are less than 7 km away, giving access to the Grand Domaine (165 km of pistes for all levels, between Tarentaise and Maurienne).

For beginners, the Combelouvière ski resort is just 8 km away.

For more information on this property, do not hesitate to contact me.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>