LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39670SM73 Price: 895 000 EUR

agency fees to be paid by the seller

Unique 480m2 property, with multiple opportunities in the gateway to 3 valleys, Paradiski and other resorts







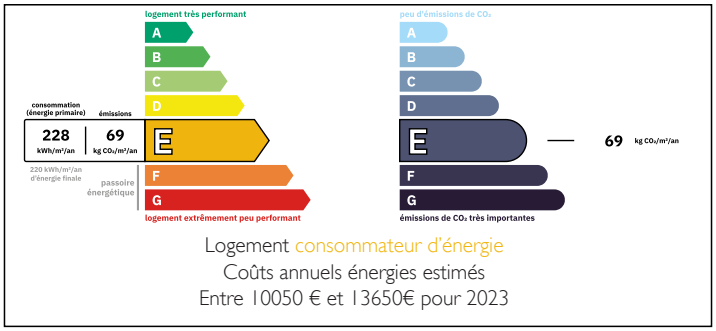








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 10050 € et 13650€ pour 2023

INFORMATION

Town:	Salins-Fontaine
Department:	Savoie
Bed:	6
Bath:	6
Floor:	355 m2
Plot Size:	3800 m2

IN BRIEF

Unique large 480m2 house and apartment, located in Salins-les-Thermes, near Moutiers, set on 3800m2 land with many rooms and big living areas

Salins les Thermes is a gateway to many ski resorts including the 3 Valleys, La Plagne, Val d'isere, Tignes, La Rosiere, Val Morel and others

The ground floor offers an entrance hall, kitchen with dining space, living room with fireplace, winter garden room, large conservatory and a bedroom with shower room.

Upstairs are 4-5 bedrooms, including a parental suite with bathroom and balcony, a mezzanine en suite room, dressing room/bedroom, and shower room.

An independent annex (with internal access) provides a living area and kitchen, a bedroom, and terrace

A separate, 2 room annex apartment or office with kitchen and shower room is on the 2nd floor

Also present are cellars, laundry, boiler room and 4-6 outdoor parking...

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.

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NOTES

DESCRIPTION

Large 480m2 family home located in Salins-les-Thermes, set on its own private land and spread across several levels with generous living areas.

The ground floor welcomes you with an entrance hall leading to a spacious kitchen with dining area, a bright living room with fireplace, a winter garden, a large veranda, and a comfortable bedroom with adjoining shower room.

On the lower level, you will find practical spaces including several cellars, a wine cellar, a laundry room, and a boiler room.

The upper floors offer multiple (4–5) bedrooms, including a parental suite with en-suite bathroom and balcony, a mezzanine en-suite room, a large dressing room/bedroom, and additional shower rooms. An independent annex with internal access adds even more flexibility, featuring a living area with mezzanine, kitchen, bedroom, bathroom, and terrace. The property also benefits from a double garage, an additional apartment/office with kitchen and shower, as well as outdoor parking for 4–6 vehicles.

The parcel of land of over 3,000m² has fantastic mountain views and is constructible.

Perfectly located, Salins-les-Thermes is a sought-after village at the gateway to the world's most renowned ski areas. In under 20 minutes, you can reach the 3 Vallées (Courchevel, Méribel, Val Thorens), while La Plagne, Val d'Isère, and Tignes are also within easy reach, making this an ideal base for winter sports lovers or businesses. Beyond skiing, the village offers a central position close to essential amenities including shops, services, and the local hospital, ensuring year-round comfort and convenience.

This unique property offers a...