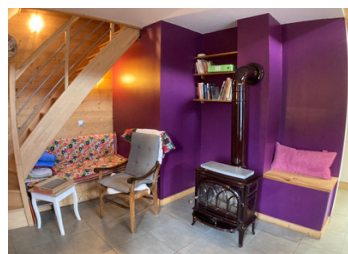


Fully modernised alpine hamlet property. 35 minutes from ski resorts. Log fire. Garage and private parking.

EXCLUSIVE



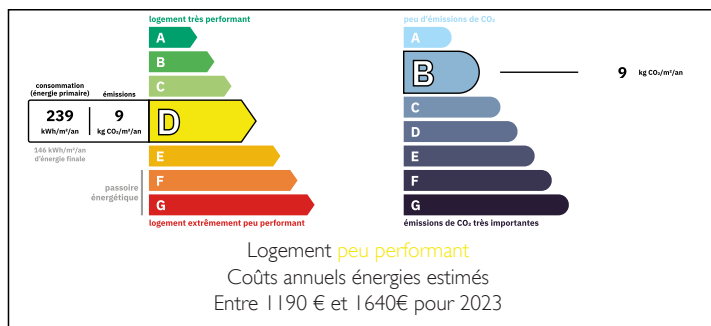
INFORMATION

Town:	Saint-Alban-d'Hurtières
Department:	Savoie
Bed:	2
Bath:	1
Floor:	59 m ²
Plot Size:	369 m ²

IN BRIEF

This fully modernised chalet offers an ideal getaway location, close to several ski resorts and a wide range of summer activities. In its current layout, it comfortably sleeps six people, with a cosy mezzanine sleeping area and separate bedroom. The ground floor features an open-plan kitchen and dining area, with comfortable seating around a wood-burning stove that efficiently heats the entire house, creating a cosy, welcoming atmosphere. A sun terrace to the side of the chalet is perfectly positioned to enjoy elevated mountain views, offering a truly spectacular setting. The property sits on a 390 m² plot of land that is easy to maintain, while a cave and garage provide ample storage space. The grounds have been carefully landscaped, with flowering shrubs adding vibrant colour throughout the spring and summer. The chalet has been thoughtfully designed to maximise space, with an...

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

This chalet represents a fantastic opportunity, particularly for those seeking a holiday home or weekend retreat. Fully modernised and presented in excellent condition, the property is warm, bright and welcoming, offering a spacious open-plan living area ideal for relaxation.

The ground floor comprises a cave and garage, currently used for storage, a workshop and laundry area. This level provides highly practical and versatile space.

The main living accommodation is accessed via the sunny terrace on the first floor. Large windows flood the interior with natural light, creating a luminous and comfortable atmosphere throughout. This floor includes a modern fitted kitchen, a stylish shower room, a double bedroom, and an open-plan living area with a log burner. High ceilings and exposed wooden beams enhance the sense of space and character.

A small staircase leads to a mezzanine sleeping area, currently arranged with two double beds. This space could be further partitioned if desired, while still retaining plenty of natural light.

The chalet is located in a small and peaceful commune that offers an excellent quality of life. While calm and tranquil, it remains conveniently close to shops and everyday amenities. Major rail and road links are just five minutes away, with Chambéry reachable in approximately 35 minutes and Saint-Jean-de-Maurienne in around 20 minutes.

Within the village, several small local businesses have been established, offering products such as honey, eggs, fresh produce and herbal infusions. Saint-Alban also boasts a beautiful summer lake with a restaurant, which becomes a popular and relaxing...

NOTES