LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A45716BSH73 Price: 790 000 EUR

agency fees to be paid by the seller

Traditional stone chalet for sale close to Valloire with exceptional views and ski access.







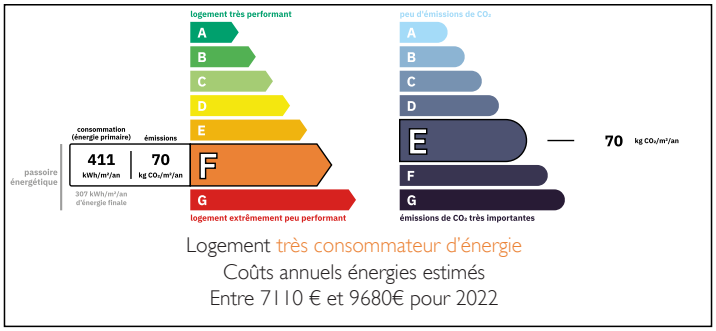








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INFORMATION

Town:	Valloire
Department:	Savoie
Bed:	4
Bath:	2
Floor:	161 m2
Plot Size:	0 m2

IN BRIEF

Just 4 minutes from Valloire and the Galibier-Thabor ski area, this charming Alpine property enjoys exceptional year-round sunshine and beautiful mountain surroundings.

Accessible by car, the property comprises two independent apartments plus convertible attic space with potential for a third apartment of approximately 80 m².

The recently renovated garden-level apartment features exposed stone walls, traditional woodwork, a 31 m² living room with kitchen, one bedroom, a bathroom and separate WC.

The first-floor apartment offers a balcony entrance, an open-plan living, dining and kitchen area with panoramic valley and ski area views, and three bedrooms.

Additional features include a vaulted cellar (20 m²), separate electricity meters, mains drainage, a roof in excellent condition, and gardens to the front and rear. Ski shuttle stop nearby. Rare property in a

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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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LOCAL TAXES

Taxe foncière:	**1179 EUR**

NOTES

DESCRIPTION

Located just 4 minutes from the historic resort of Valloire (Savoie), in the heart of the Galibier-Thabor ski area, this character property represents a rare opportunity in one of the most sought-after areas of the French Alps (Maurienne Valley).

Nestled in a traditional hamlet at 1,600 metres altitude, renowned for its authenticity and exceptional year-round sunshine, the property enjoys a charming setting of historic buildings, picturesque lanes and a small chapel. The house is directly accessible by car via a municipal road, while a ski shuttle stop just 100 metres away provides easy access to the slopes.

The property is currently divided into two independent apartments, together with an attic of approximately 80 m² offering excellent conversion potential. Thanks to its generous ceiling height and exposed timber framework, this space could be transformed into a spectacular living area with outstanding views through the addition of roof windows and a gable opening.

The garden-level apartment has recently undergone a high-quality renovation, combining traditional Alpine character with modern comfort. Exposed stone walls, traditional woodwork and contemporary lighting create a warm and welcoming atmosphere. The spacious 31 m² open-plan living area enjoys abundant natural light throughout the day thanks to its south- and west-facing aspects. A comfortable 14 m² bedroom, bathroom and separate WC complete the accommodation. Only the kitchen fittings remain to be installed.

The first-floor apartment offers generous accommodation with sleeping capacity for up to six guests across three bedrooms. The bright living and dining area, with functional kitchen,...