LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46340BSH73 Price: 370 000 EUR

agency fees to be paid by the seller

French Alps 4-Bed Home with Independent Apartment, Mountain Views & 30 mins to Ski Resorts















INFORMATION

Town:	Saint-Alban-d'Hurtières
Department:	Savoie
Bed:	4
Bath:	4
Floor:	190 m2
Plot Size:	0 m2

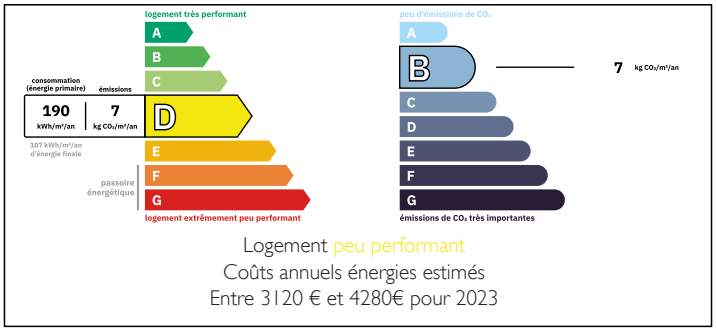
IN BRIEF

Just 30 minutes from the ski resorts, this attractive hamlet property enjoys a peaceful setting with a semi-open view over the surrounding countryside and the mountains of the Maurienne Valley.

The property offers 190 m² of living space (209 m² in total) and comprises a main house with three bedrooms, an open-plan living room and kitchen, and three bathrooms, as well as a self-contained one-bedroom apartment with its own kitchen and living room. This layout is ideal for holiday rentals or for accommodating a large family.

Built in 1994, the property benefits from attractive outdoor spaces, including several terraces, private parking, and a beautiful wood-burning stove. It also enjoys a welcoming village setting, making it an ideal home or holiday retreat.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3120 € et 4280€ pour 2023

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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LOCAL TAXES

Taxe foncière:	**1519 EUR**

NOTES

DESCRIPTION

Nestled in a peaceful hamlet in the French Alps, this charming three-storey property offers a wonderful opportunity for family living, a mountain retreat, or an investment project.

Surrounded by trees that provide shade and privacy, the property enjoys a cosy and tranquil setting. The trees could be selectively reduced to open up even more impressive views towards the surrounding mountains. The sloping front garden is beautifully established with numerous fruit trees, creating a lovely outdoor space to enjoy the Alpine environment.

The property offers generous accommodation with four bedrooms, two kitchens, two shower rooms and two bathrooms. The flexible layout means it could be used as one spacious family home or potentially divided into three separate apartments, offering excellent rental or business potential. Fibre internet is already connected, making it suitable for modern living or remote working.

Full of character and warmth, the home features a welcoming wood-burning stove complemented by electric heating. The bedrooms are generously sized, creating a comfortable and homely atmosphere. Some updating and decorative work would allow the new owner to personalise the property and add their own style.

Outside, the property benefits from private parking and attractive gardens. The septic tank system will require renewal, providing an opportunity for future owners to carry out improvements to their own specification.

Ideally located for mountain lovers, the property is approximately 30 minutes from several renowned ski resorts, including the Three Valleys, Sybelles and Saint François Longchamp. The nearby train station is only 10 minutes away, while the Italian border can be reached in around 35 minutes.

The surrounding area is perfect for outdoor enthusiasts, with exceptional opportunities for skiing, cycling, walking, hiking and mountain activities. The region is famous for its world-class ski areas and...