

Unique large property & land with huge potential for renovation or redevelopment near 3 valleys and Paradiski

EXCLUSIVE



## INFORMATION

Town:	Brides-les-Bains
Department:	Savoie
Bed:	7
Bath:	2
Floor:	159 m2
Plot Size:	3079 m2

## IN BRIEF

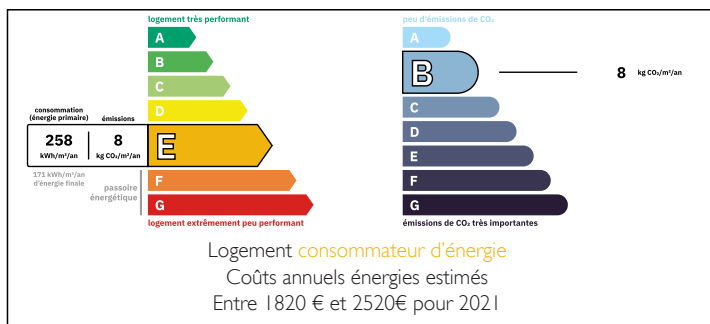
Exclusively for sale with Leggett, a unique, large property with huge potential as a home, development project for several apartments or an individual property. Currently, the property consists of 159 M2 habitable space organised into 2 apartments, one of 3 bedrooms and one of 4 bedrooms, There is 425m2 usable space and about 300 m2 of attic space . This space offers a large volume for development. There is a garage for 4 vehicles with permission to build a workshop, shed, storage area above the garage. The property is located just a 5 minute drive to Bride-les Bains where you can access Meribel and the 3 valleys ski area via a direct ski lift.

This south facing property has a large garden and stunning views.

Brides-les-Bains is a lively ski and spa village nestled in the French...



## 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

Exclusively for sale with Leggett, this unique property presents an exceptional opportunity for individuals, investors or developers. Situated close to the 3 valley ski area, this large property offers immense potential as a family home, a development project for multiple apartments, or as an individual residence. Currently, the property boasts 159 m<sup>2</sup> of habitable space spread across two apartments – one comprising three bedrooms, and the other four bedrooms. There' is 425m<sup>2</sup> total space plus approximately 300m<sup>2</sup> of attic space and cellars, providing an extensive space for expansion and renovation or redevelopment.

The expansive attic space offers a blank canvas for a wide range of creative, functional development options. The property also includes a garage capable of accommodating four vehicles, with permission in place for the construction of a workshop, shed, and storage area above the garage. Located just a 5-minute drive from Brides-les-Bains, residents can easily access Meribel and the renowned 3 Valleys ski area via a nearby ski lift.

This south-facing property boasts a large garden and breathtaking views, providing a serene retreat amidst the stunning natural beauty of the Alps. With its prime location and versatile layout, this property offers endless possibilities for investment or personal use.

Don't miss out on this rare opportunity to make your dream Alpine lifestyle a reality or realise this fantastic development opportunity.

Brides-les-Bains is a lively ski and spa village nestled in the French Alps with restaurants, shops, bars, a cinema, and a casino, there's plenty to enjoy...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES