

Spacious, open plan house set in a peaceful cul-de-sac. Fabulous views. 4 minute drive to the Gondola



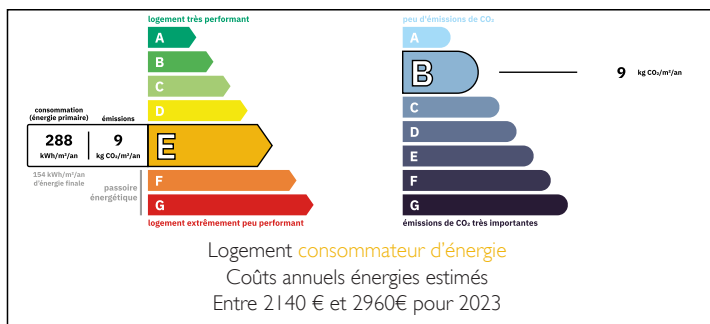
INFORMATION

Town:	Orelle
Department:	Savoie
Bed:	4
Bath:	1
Floor:	108.1 m2
Plot Size:	776 m2

IN BRIEF

This property is nestled in the mountain side in a peaceful hamlet of the village of Orelle. Recognised as the 4th valley access point into the 3 Vallées ski domain, Orelle is a haven for an array of winter and summer activities. Widely known for its direct access to the highest point of the 3 vallées via the brand-new high speed Orelle gondola, it boasts long skiing seasons in the worlds largest connected ski area. The warmer months offer cyclists an exceptional experience with the many iconic cycling routes including the famous passes of the Galibier and Mont Cenis within easy distance. Excellent possibilities for both family home or holiday rental.

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

Lower ground level
Garage / Storage/ DIY area.

Ground level
Open plan kitchen, diner and lounge.
Double bedroom.
Laundry room.
Bathroom.
WC.
Direct access to lower floor garage level.

First floor
3 double bedrooms.
Landing area.
Storage cupboard.

Whether you are a dedicated snow sports enthusiast or a committed summer cyclist/ mountain sport fan or indeed enjoy the peace and tranquillity of nature, this location finds you in a magical place for access to all types of experiences, and for all paces of life. With just 30 minutes drive you can enjoy a further 6 well known ski resorts such as Valloire and Val Cenis. Adding another dimension, you are only 30 minutes from the Italian border and 4 hours from the Italian coast.

Orelle is well situated for easy and close access to both train and motorway infrastructure that most resorts cannot compete with.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 701 EUR

Taxe habitation: EUR

NOTES