

Unique château-style home with panoramic mountain views, swimming pool, landscaped gardens, independent studio

EXCLUSIVE



INFORMATION

Town:	Sainte-Marie-de-Cuines
Department:	Savoie
Bed:	3
Bath:	2
Floor:	142 m ²
Plot Size:	5168 m ²

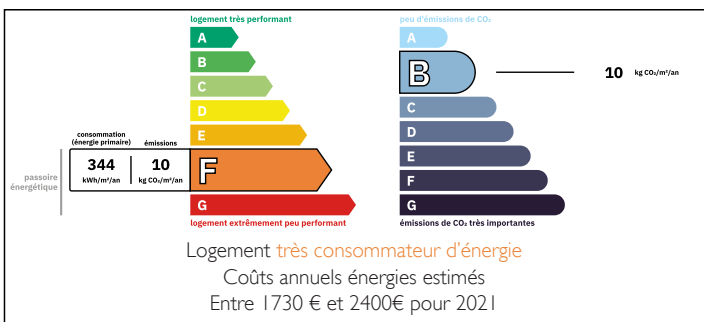
IN BRIEF

This is a rare opportunity to own a truly distinctive property in the Maurienne Valley, set in a peaceful hamlet above Sainte-Marie-de-Cuines. The house offers stunning mountain views, a swimming pool, landscaped gardens, and an independent studio. Just 5 minutes from local villages and within easy reach of major ski areas, including direct access to Val Thorens via the Orelle gondola, only 30 minutes' drive.

The property includes three bedrooms, a spacious multi-purpose landing area and a separate studio ideal for guests or rental. Living spaces comprise a bright kitchen/living area opening onto sunny terraces, a cosy lounge with fireplace, and a striking double-height dining room with original beams and stonework.

Multiple terraces, balconies, and garden seating areas provide spectacular views of the Col du Glandon

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 home has been lovingly renovated from an original farm building, retaining many of its authentic features, including exposed wooden beams and original stonework throughout. A striking tower gives the property its château-style character, and with extensive gardens, a swimming pool and private woodland to explore, it offers a truly unique lifestyle.

Nestled in a peaceful, traffic-free hamlet above Sainte-Marie-de-Cuines, the property enjoys exceptional tranquillity while being just a 5-minute drive from the lively villages of Sainte-Marie-de-Cuines and Saint-Étienne-de-Cuines.

Ideally located for mountain enthusiasts, the property is only 25 minutes from Saint-François-Longchamp, 45 minutes from the expansive Les Sybelles ski area, and 30 minutes from the high-speed Orelle gondola, providing direct access to Val Thorens and the Three Valleys ski area.

The iconic Col du Glandon and Col de la Madeleine, forming part of the stunning mountain backdrop are regular highlights of the Tour de France.

Ground floor

The ground floor offers three characterful reception areas:

- A warm and inviting kitchen/living space (27m²) featuring a new woodburner and two sets of large glass doors opening onto terraces, ideal for seamless indoor-outdoor living.
- An adjoining cosy lounge (20m²) with a traditional working fireplace and direct access to the terrace.
- A striking double height dining room (14m²), accessed via a large stone archway, showcasing original wooden beams and stonework.

A hallway off the dining area, also featuring a woodburner, leads to a light and airy ground floor bedroom (12m²) with glass doors opening onto a

LOCAL TAXES

Taxe foncière: 1200 EUR

Taxe habitation: EUR

NOTES