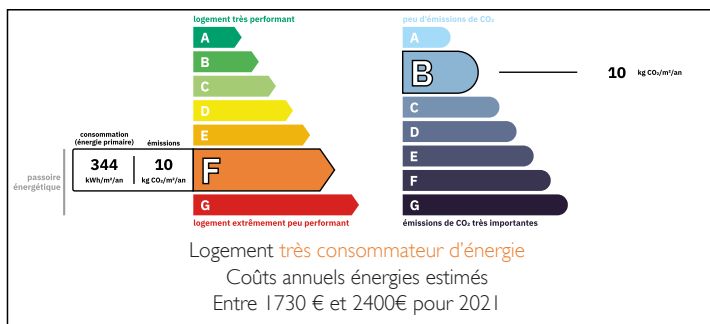


Exceptional, traditional, alpine property close to ski resorts. Beautiful large garden. Additional appartement



ENERGY - DPE



INFORMATION

Town:	Sainte-Marie-de-Cuines
Department:	Savoie
Bed:	3
Bath:	1
Floor:	142 m2
Plot Size:	5198 m2

IN BRIEF

This is an exceptional property, with charm and character. Set in a very quiet hamlet. Elegantly restored with use of traditional materials exposing the key features of this wonderful building.

The sale consists of the 3 bedroomed main house, a garage with self contained appartement above, an outdoor swimming pool and a wonderful feature garden.

The house and gardens profit from a fantastic view point above Saint Etienne de Cuines and the mountains above the Col du Glandon.

Seductive lighting has been carefully installed both inside and outside allowing maximum exposure of the stone work and ambience setting.

The house itself features 2 main bedrooms and a guest room on the ground floor. One of the bedrooms with ensuite shower and a spectacular view into the tower above. The gated garden has been lovingly maintained and provides various areas for relaxing...

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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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

This home has an outstanding feel of luxury and character. The openness of the gardens is continued throughout the house with large windows letting in plenty of light, framing the valley and garden views. Throughout the main house the use of stone and traditional woodwork has been at the forefront of the design and layout.

The ground floor features firstly a luminous kitchen with wood burner and traditional pizza oven. The adjoining seating area looking out to the lower garden and terrasse. Moving from the kitchen a large sitting room diner awaits you. A wonderful stone arch separating the two. The sitting room area again has views out to the garden and a large insert woodburner. Its a very comfortable setting to enjoy. The attached dinning room sits cleverly within the staircase landing and therefore has a high ceiling with atmospheric lighting and stone work around it.

Moving through from the dinning area you arrive in the main entrance hallway with a lovely oak door and guest room to the left. A separate toilet and large bathroom complete the ground floor area.

Taking the crafted wooden staircase up to the landing study area brings you into a illuminated seating area currently with large comfortable sofas and ornamental displays.

From this landing you have access to the two first floor bedrooms and the upper terrasses.

The first bedroom with its own toilet looks out to the rear entrance garden with Julliette style windows.

The second large bedroom features...