

Renovated alpine farmhouse. Incredible views. Great business potential . Under 10 minutes from ski lifts.



INFORMATION

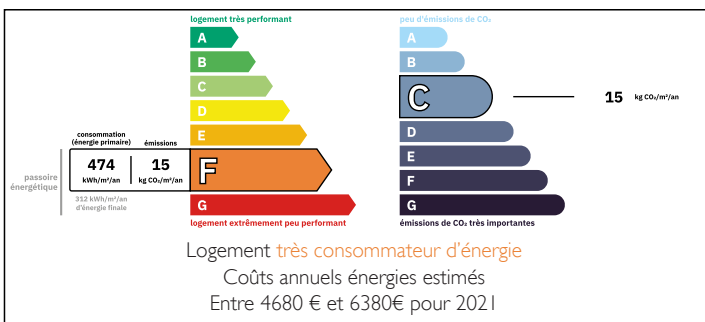
Town:	Saint-Jean-d'Arves
Department:	Savoie
Bed:	4
Bath:	3
Floor:	144.88 m2
Plot Size:	1648 m2

IN BRIEF

This renovated farmhouse has an authentic and wild landscape. Nestled in a small hamlet set aside from the bustle of the ski village of St Jean d'Arves you find yourself indulged in nature, peace and tranquility. A truly magical environment to relax and disconnect. It's easy to imagine cosy days snuggled on the sofa in front of the wood burner looking out at the breath taking views of the Aiguille d'Arves-many say the most beautiful mountains of the Maurienne valley. Each season brings it's own beauty. In under 10 minutes from the house you are stepping into your ski's heading off for a day of discovery in Les Sybelles, 6 connected ski resorts that make up the 4th largest ski domain in France. The resort has a family friendly atmosphere...

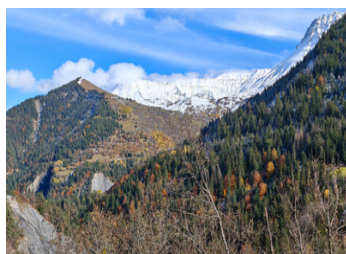


ENERGY - DPE



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

The ground floor consists of : -
ski locker
Vaulted games room/ lounge
Shower room with WC
2 bedrooms

The first floor:-
Spacious open plan kitchen lounge / diner.
2 Shower rooms with WC.
2 Bedrooms.

The current owners are running a succesful gite/ B&B business catering to both summer and winter clientele. One of the ground floor bedrooms is easily adaptable to make a kitchen lounge potentially creating a private apartment.

LOCAL TAXES

Taxe foncière:	468 EUR
Taxe habitation:	EUR

Over the last few years the property has been sucessfully and tastefully renovated with further rejuvenation possible if so desired, and a huge potential for a loft conversion for the more adventurous ! The septic tank requires modernisation.

The Maurienne Valley is an up and coming and affordable location offering an array of fantastic year round activities in an unspoilt alpine backdrop. The warmer months offer cyclists an exceptional experience with the many iconic cycling routes and mountain passes along the valley. St Jean d'Arves is well situated for transport networks, and let's not forget only 60 minutes from the Italian border giving access to the Italian coast and Turin in just 3 hours.

NOTES

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