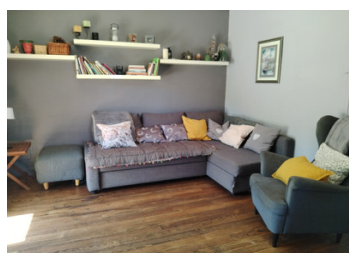
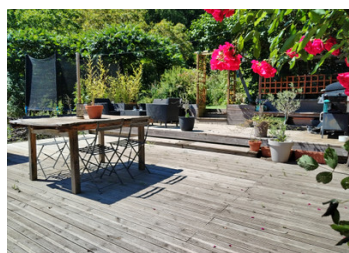
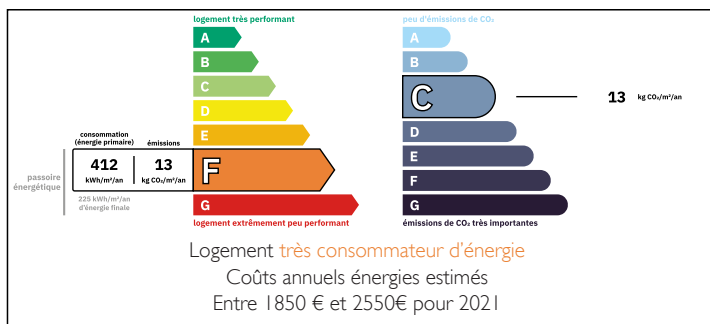


For Sale - 4 bedroom hamlet property. Quiet and friendly with fantastic panoramic views

EXCLUSIVE



ENERGY - DPE



## INFORMATION

Town:	Saint-Alban-d'Hurtières
Department:	Savoie
Bed:	4
Bath:	2
Floor:	110 m2
Plot Size:	846 m2

## IN BRIEF

This charming house is situated at the entrance to the Maurienne Valley, a wonderful area for lovers of the great outdoors. During the winter months you will find an array of wonderful ski resorts, the closest being St Francois Longchamp and access to the world renowned 3vallees via the Orelle gondola. The warmer months offer cyclists an exceptional experience with the many diverse cycling routes including the famous passes of the Col du Galibier and the Col du Mont Cenis. For those searching for calm and relaxation the house is situated next to pleasant forest walks and for lazy afternoons a lake is just a short drive away.

The property is situated 10-15 minutes from local amenities, motorway access and train lines. Chambéry airport is 40 minutes.

The house requires renovation and love to bring it back to life after...

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 house : -

Entering the house on the ground level;-

Open plan kitchen / diner and lounge with French windows opening out onto the terrace and wrap around balcony. Bathroom with bath.

Heading down the staircase to the lower level :-

Double Bedroom with ensuite shower and WC. French window with access onto private terrace.

Heading up the staircase to the First floor :-

3 bedrooms and WC

The total floor size is 110m2 with 83m2 above 2.2metres ceiling height and 27m2 above 1.8metres.

Also included in the sale : -

wood store

The Maurienne Valley is an up and coming and affordable location offering fantastic skiing and an array of summer activities in unspoilt alpine backdrop. St Alban d'Hurtieres is well situated for transport networks , has a great community spirit and lets not forget only 45 minutes from the Italian border giving access to the Italian coast and Turin in just 3 hours.

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

## LOCAL TAXES

**Taxe foncière: 746 EUR**

**Taxe habitation: EUR**

## NOTES