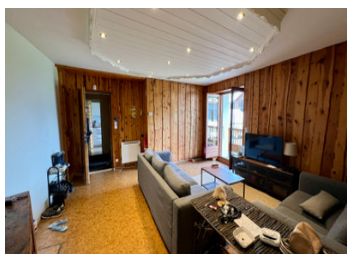


## Stunning village house with plans approved for redevelopment in Sainte Foy village



## INFORMATION

Town:	Sainte-Foy-Tarentaise
Department:	Savoie
Bed:	7
Bath:	3
Floor:	191 m2
Plot Size:	728 m2



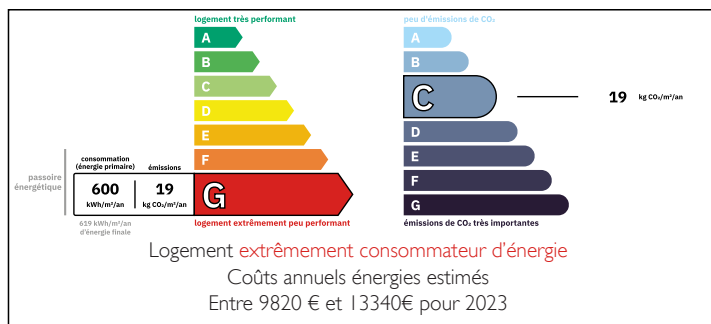
## IN BRIEF

A unique opportunity to create a bespoke family chalet or several smaller apartments in the highly desirable area of Sainte Foy village. The character house is located in the centre of the village and comes with 5 outside parking spaces as well as a garden with stunning views towards Villaroger. There is ample inside parking and the shell of the extension is already in place.

The village has a navette which connects to the station in the winter months. ( approximately 15 minutes drive ) Sainte Foy Village is also in easy reach of Val d'Isere, Tignes, Villaroger, Les Arcs and la Rosiere .

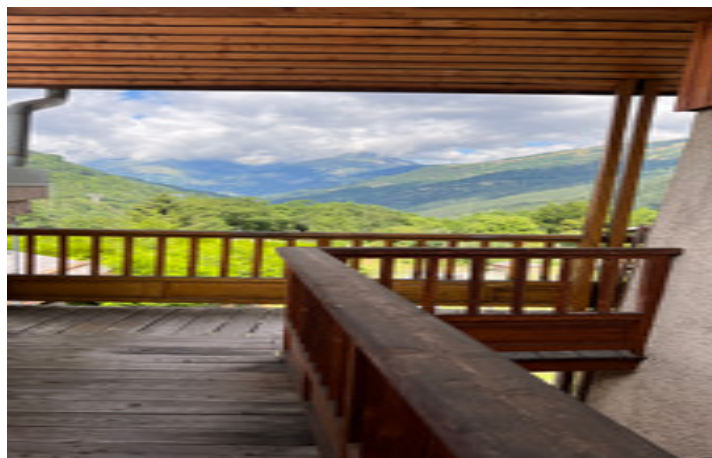
Sainte Foy is fast becoming the go to budget friendly option for easy access to high altitude skiing in a beautiful setting.

## 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 house is located in the centre of the village with a restaurant bar and village shop and medical centre within 50 m of the house.

Plans for the approved new layout are available, permission has already been granted and the extension is built.

The current house layout is

5 outside car parking spaces

Large garden with views over to Villaroger

Entrance level with ample parking spaces

Extension to the site of the building is already created

2 additional levels each set up as apartments with balconies , a three bedroom and a 5 bedroom duplex

## LOCAL TAXES

**Taxe foncière: 2799 EUR**

**Taxe habitation: EUR**

Distances / times to resorts are as follows

Sainte Foy Ski station served by navette or car in 15 minutes

Villaroger ski station ( 10 minutes )and onto Les Srcs 2000 via brand new Gondola 9 8 minutes )

Val d'Iserre or Tignes in 15- 20 minutes

Les Arcs via Bourg Sainte Maurice in 15 minutes ( Funival 10 minutes to Les arcs 1600 )

La Rosiere and La Thuile 30 mins drive

## NOTES

Sainte Foy is located In the heart of the Vanoise National Park with many trails starting from the village to historic sites like the monal

The cycle path can be joined in vieclare ( around 5 minutes drive ) and eventually will connect all the way to Annecy .

Keen cyclists can enjoy the many classic routes used by the tour du France .

There are many VTT tracks with uplift service Summer in this area...