

Barn facing SOUTH, WEST and NORTH + garden. Just a stone's throw from the free shuttle buses and Valmorel ski

EXCLUSIVE



## INFORMATION

Town:	Les Avanchers-Valmorel
Department:	Savoie
Bed:	0
Bath:	0
Floor:	280 m <sup>2</sup>
Plot Size:	350 m <sup>2</sup>

## IN BRIEF

Ideally located in the heart of the village of Les Avanchers, this barn with a floor area of approximately 280 m<sup>2</sup> is a real gem waiting to be discovered. Just 3 km from the Valmorel ski resort, it offers an exceptional living environment, combining authenticity and development potential.

Property features:

Floor space: 280 m<sup>2</sup>

Land: 500 m<sup>2</sup>

Location: In the heart of the village of Les Avanchers, 3 km from Valmorel

Levels: Three levels with various layout options



## ENERGY - DPE

DPE not required.

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

Ground floor: A large vaulted cellar of approximately 80 m<sup>2</sup>, formerly a stable, which retains all the charm of authentic Savoyard style.

First floor: Approximately 100 m<sup>2</sup> with a separate entrance, offering great flexibility for development projects.

Second floor: 100 m<sup>2</sup> with high ceilings, ideal for creating bright and spacious living areas.

Development potential:

This barn, set on 500 m<sup>2</sup> of land, offers numerous possibilities for development and extension. The two floors on the 1st and 2nd floors can be converted according to your wishes, whether to create living spaces, bedrooms, offices or even a leisure area.

Proximity to Valmorel:

Just 3 km from the Valmorel ski resort, you will enjoy all the amenities and activities offered by this renowned resort. Valmorel is a ski resort located in Savoie, in the French Alps. It is known for its traditional wood and stone architecture, which gives it an authentic and warm charm.

In winter: Valmorel offers a ski area with 165 km of slopes, suitable for all levels of skiers, from beginners to experts. The resort is also equipped with modern ski lifts and areas dedicated to freeriding and freestyle. Cross-country skiing and snowshoeing enthusiasts will also find what they are looking for in the surrounding area.

In summer: Valmorel is transformed into an ideal destination for lovers of hiking, mountain biking and outdoor activities. The resort offers many activities such as tree-top adventure courses, hiking trails, mountain bike trails and much more. Families will appreciate the many activities and areas dedicated to...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES