

Rare opportunity: Authentic barn, 6 km from the Valmorel ski slopes. Ideal for a unique mountain project

EXCLUSIVE



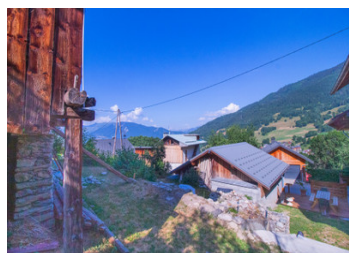
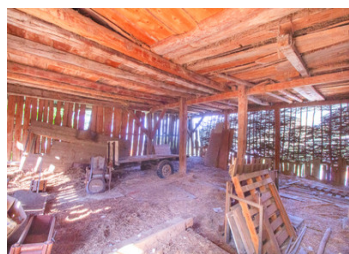
## INFORMATION

Town:	Les Avanchers-Valmorel
Department:	Savoie
Bed:	0
Bath:	0
Floor:	180 m2
Plot Size:	300 m2

## IN BRIEF

Discover this typical Valmorel Valley barn, measuring approximately 180 m<sup>2</sup>, spread over three levels. It is located in a peaceful hamlet just 6 kilometres from the Valmorel ski slopes.

Built using traditional artisanal methods, it offers a lower ground floor with a 50 m<sup>2</sup> room and two outdoor storage areas, an upper ground floor with an 88 m<sup>2</sup> room with high ceilings, and an 80 m<sup>2</sup> first floor. Perfect for a renovation project, this barn located in a hamlet served by the resort's free shuttle buses will allow you to easily enjoy the joys of the mountains, summer and winter alike.



## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Lower ground floor (approx. 50 m<sup>2</sup>): Stone-built level with two outdoor storage areas, perfect for storage or creating a relaxation area, jacuzzi or sheltered terrace.

Upper ground floor (approx. 88 m<sup>2</sup>): Spacious level with high ceilings, offering numerous layout possibilities.

First floor (approx. 75 m<sup>2</sup>): Additional level, ideal for bedrooms, an office or a leisure area.

Additional details:

Construction in keeping with the local architecture and typical thatching of the barns in the Valmorel valley.

The Valmorel Resort:

Valmorel is a ski resort located in Savoie, in the French Alps. It is renowned for its enchanting setting and its many activities, both in winter and summer.

Winter Activities:

Skiing and Snowboarding: Valmorel offers a vast ski area with slopes suitable for all levels, from beginners to experts. The resort is part of the Grand Domaine, which includes 165 km of slopes and 4 freeride areas.

Snowshoeing: Explore the snow-covered landscapes on snowshoes, an ideal activity for those who want to enjoy nature in winter.

Obstacle Courses: The Spartan Race, a snow-covered obstacle course, is a very popular annual event.

Sleigh rides: Enjoy horse-drawn sleigh rides for a romantic or family experience.

Summer activities:

Mountain biking and cycling: Valmorel is a paradise for mountain bikers with numerous trails and