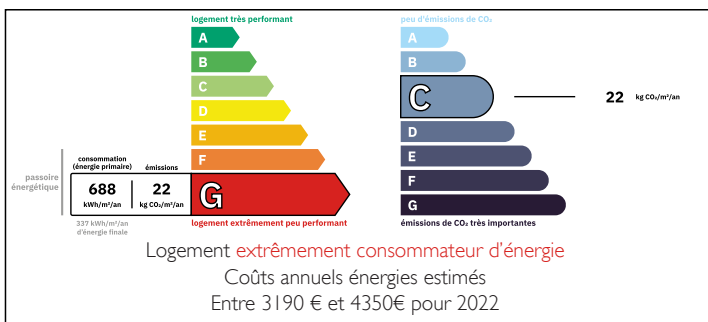


Quaint property set in picturesque hamlet. 10 minutes from Orelle. Rare opportunity.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Orelle
Department:	Savoie
Bed:	3
Bath:	1
Floor:	67.12 m2
Plot Size:	0 m2

IN BRIEF

This is a rare opportunity to own an original stone property nestled in the charming hamlet of Orellette. Tucked away just a short stroll down the quaint, interconnecting footpaths, this home proudly displays authentic features that reflect traditional Alpine life.

Once used as the local huntsman's office and sleeping quarters for up to 16 people—the property has since been thoughtfully renovated into a comfortable home including two generously sized bedrooms and a third smaller room, currently arranged to sleep up to seven (with three double beds and one single).

Characterful elements remain throughout: the original stone bar, a beautifully preserved front door, thick stone walls, and a fireplace now fitted with a modern wood-burning stove. These features each tell a story of the building's past.

The open-plan living area downstairs is cosy and inviting, with low wooden ceilings and atmospheric...

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 foncière: 385 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

On entering the house through the original undersized wooden door you enter directly into the main living area with large wood burning stove and original parquett flooring. Straight ahead is the 2nd seating area and also the original bar used by the hunts man when celebrating there days work.

A small wooden ladder staircase takes you up to the first bedroom from the bar area. This first bedroom is large and open with wooden cladding adding to the charming ambiance.

A 2nd small staircase from the main entry room leads to the 2nd and 3rd bedrooms on the 1st floor. Both with windows looking out across the valley and original built in wardrobes.

On the ground floor there is also the small but adequate kitchen and juts beyond the toilet and shower room.

A second toilet on the landing is still in place but requires a certain amusing amount of confidence to use in front of the other people in the house.

Below the house there is a large cellar for general storage and storing wood for the log burning stove. Access to the property is via a small wlkway bewteen the neu=ighbouring propertys. Its really quiant.. The street lights and snow fall in the winter make for an unbeatable picturesque scene in a seductive location... a perfect place to come back to at any time of the year after a day out in the mountains.

Orellette itself is settled at 1170m altitude with fantastic sun exposure throughout the year and...