

Spacious 167 m house with separate apartment, just minutes from Moûtiers and the 3 Valleys ski resorts



## INFORMATION

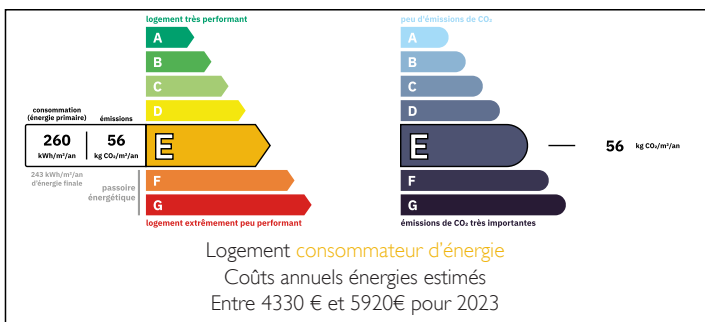
Town:	Salins-Fontaine
Department:	Savoie
Bed:	5
Bath:	3
Floor:	168 m2
Plot Size:	0 m2

## IN BRIEF

Located in the sunny village of Salins, this well-maintained house, built in the late 1970s, offers generous living space and great potential for further development. It features a self-contained one-bedroom apartment, a garage, a cellar, a utility room, 5 bedrooms, 2 bathrooms, and a large partially converted attic. Perfect as a family home, a rental investment, or a project combining a main residence with seasonal rental income, the property is just a stone's throw from Moûtiers and only 7 km from the ski lifts in Brides-les-Bains.



## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

This property sits on a 1,197 m<sup>2</sup> plot, in a peaceful and pleasant environment while being close to local amenities and ski resorts.

- Ground floor: a 26 m<sup>2</sup> garage, a utility room, a cellar, and a self-contained one-bedroom apartment with private entrance of approximately 34 m<sup>2</sup> – ideal for generating rental income or hosting guests.
- First floor: the main living area consists of three spacious bedrooms (10 to 12 m<sup>2</sup>), a bathroom, a separate WC, a 13 m<sup>2</sup> kitchen, and a bright living/dining room of around 34 m<sup>2</sup> opening onto a balcony with stunning open views.
- Second floor: a large loft space, half of which has been converted into two bedrooms (10 m<sup>2</sup> and 13 m<sup>2</sup>) and a shower room with WC. The remaining 50 m<sup>2</sup> is yet to be fitted out, offering multiple possibilities (master suite, games room, home cinema, etc.).

With 167 m<sup>2</sup> of living space and a total floor area of approx. 287 m<sup>2</sup>, this property offers excellent potential for a buyer looking to customize and add value to the existing spaces.

Salins is a charming Savoyard village located just 2 km from Moûtiers, a strategic gateway to the 3 Valleys, the largest ski area in the world. You'll enjoy easy access to shops, services, and the TGV station, while benefiting from a peaceful setting.

In winter, the ski resorts of Meribel, Courchevel, Les Menuires, and Val Thorens are within easy reach (17 to 35 km).

In summer, the valley becomes a paradise for outdoor enthusiasts, offering hiking...