

Large 480m2 property, with many opportunities in the gateway to 3 valleys, Paradiski and other resorts



## INFORMATION

Town:	Salins-Fontaine
Department:	Savoie
Bed:	6
Bath:	6
Floor:	355 m2
Plot Size:	3800 m2

## IN BRIEF

Large 480m2 house and apartment, located in Salins-les-Thermes, set on 3800m2 land with many rooms and big living areas

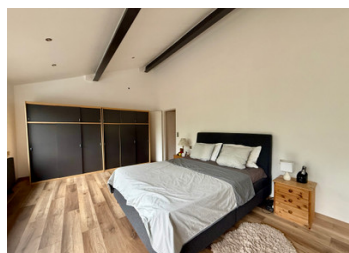
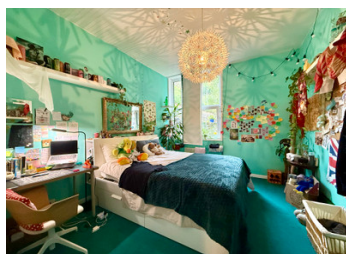
Salins les Thermes is a gateway to many ski resorts including the 3 Valleys, La Plagne, Val d'isere, Tignes, La Rosiere, Val Morel and others

The ground floor offers an entrance hall, kitchen with dining space, living room with fireplace, winter garden room, large conservatory and a bedroom with shower room.

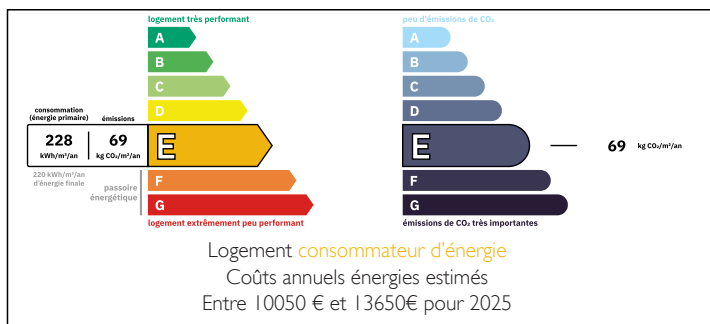
Upstairs are 4-5 bedrooms, including a parental suite with bathroom and balcony, a mezzanine en suite room, dressing room/bedroom, and shower room. An independent annex (with internal access) provides a living area and kitchen, a bedroom, and terrace

A separate, 2 room annex apartment or office with kitchen and shower room is on the 2nd floor

Also present are cellars, laundry, boiler room and 4-6 outdoor parking spaces, a double...



## ENERGY - DPE



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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

Large 480m<sup>2</sup> family home located in Salins-les-Thermes, set on its own private land and spread across several levels with generous living areas.

The ground floor welcomes you with an entrance hall leading to a spacious kitchen with dining area, a bright living room with fireplace, a winter garden, a large veranda, and a comfortable bedroom with adjoining shower room.

On the lower level, you will find practical spaces including several cellars, a wine cellar, a laundry room, and a boiler room.

The upper floors offer multiple (4–5) bedrooms, including a parental suite with en-suite bathroom and balcony, a mezzanine en-suite room, a large dressing room/bedroom, and additional shower rooms. An independent annex with internal access adds even more flexibility, featuring a living area with mezzanine, kitchen, bedroom, bathroom, and terrace. The property also benefits from a double garage, an additional apartment/office with kitchen and shower, as well as outdoor parking for 4–6 vehicles.

The parcel of land of over 3,000m<sup>2</sup> has fantastic mountain views and is constructible.

Perfectly located, Salins-les-Thermes is a sought-after village at the gateway to the world's most renowned ski areas. In under 20 minutes, you can reach the 3 Vallées (Courchevel, Méribel, Val Thorens), while La Plagne, Val d'Isère, and Tignes are also within easy reach, making this an ideal base for winter sports lovers or businesses. Beyond skiing, the village offers a central position close to essential amenities including shops, services, and the local hospital, ensuring year-round comfort and convenience.

This unique property offers a...