

Grand freestanding home on large terrain, great views, pool and garage with a multitude of options



EXCLUSIVE

INFORMATION

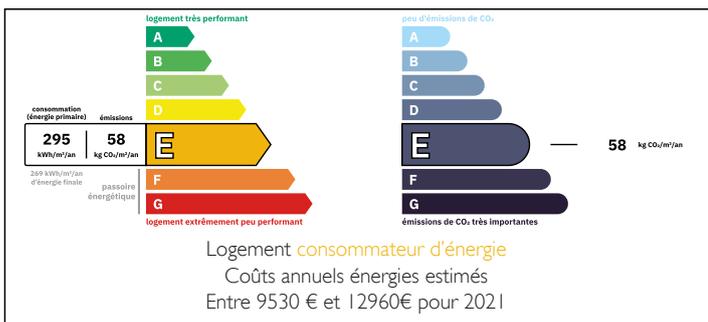
Town:	Marthod
Department:	Savoie
Bed:	6
Bath:	2
Floor:	306 m ²
Plot Size:	2214 m ²



IN BRIEF

Palm trees AND mountains ? This stunning home offers it all: Stunning views from the Bauges over the Beaufortain Massifs to Mont Thuile and Grand Arc above Albertville, less than 30 minutes to the beaches of Lac Annecy, 30 - 40 minutes to the slopes of Beaufort or Les Saisies or Megeve, or endless hikes in the Bauges Regional Park: from here you are in the middle of everything that Savoie and Haute Savoie have to offer.

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.



DESCRIPTION

Discover this magnificent detached house of 189 m² -and up to 346 m² including the basement- on the sunny, south-east facing slopes of the Bauges massif , offering comfort, privacy and unobstructed views. With its 2,214 m² of land and swimming pool, this property holds potential as a great family home as well as an attractive location of a gite or chambre d'hotes.

Among its many features, its generous layout, grand rooms and surprising views, its location is one of its prime assets:

Almost halfway between Albertville and Ugine, (10min) its proximity to all the amenities those two cities have to offer makes daily life easy and comfortable, while staying high on the slopes overlooking the valley and the mountains.

Annecy, the famous lake, the bicycle trails, paragliding and all the water sports are less than 30 minutes away, the Geneva Airport is less than 90 minutes from the house, Chambéry Airport less than 60 minutes.

Skiing the famous names ? Megeve, Crest-Voland, Les Saisies, Beaufort Arches are within 30 to 40minutes from this beautiful home, and the BIG FIVE of Skiing are within 1-2 hours : 3 Vallees, Plagnes-Les Arcs, Tignes Val d'Isere are tempting you just behind the mountain.

LOCAL TAXES

Taxe foncière: 2347 EUR

Taxe habitation: EUR

NOTES

On the ground floor: Wide entry hall with closet, guest-toilet with washbasin, equipped kitchen with dining area and access to the terrace, bright double living room of approximately 38 m², large fireplace and direct access to the terrace, 3 comfortable bedrooms,...