

UNIQUE CHÂTEAU-STYLE HOME WITH PANORAMIC MOUNTAIN VIEWS, SWIMMING POOL, LANDSCAPED GARDENS, INDEPENDENT STUDIO

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PROPERTY FACT FILE

REFERENCE	A32036BSH73
PRICE	€ 649,000 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	2
ACCOMMODATION	142 m²
LAND	5168 m²
TOWN	Sainte-Marie-de-Cuines
DEPARTMENT	
LOCATION	Hamlet property
TYPE	Maison de Vacances, House, Country House
CONDITION	
FEATURES	Swimming Pool, Private drainage, Barns - outbuildings

*Price based on current exchange rate which is subject to change



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- Unique château-style property
- Exceptional setting and panoramic views
- Excellent ski access and transport links
- Beautiful gardens and swimming pool
- Independent guest accommodation

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This is a rare opportunity to own a truly distinctive property in the Maurienne Valley, set in a peaceful hamlet above Sainte-Marie-de-Cuines. The house offers stunning mountain views, a swimming pool, landscaped gardens, and an independent studio. Just 5 minutes from local villages and within easy reach of major ski areas,

DESCRIPTION

This home has been lovingly renovated from an original farm building, retaining many of its authentic features, including exposed wooden beams and original stonework throughout. A striking tower gives the property its château-style character, and with extensive gardens, a swimming pool and private woodland to explore, it offers a truly unique lifestyle.



Nestled in a peaceful, traffic-free hamlet above Sainte-Marie-de-Cuines, the property enjoys exceptional tranquillity while being just a 5-minute drive from the lively villages of Sainte-Marie-de-Cuines and Saint-Étienne-de-Cuines.

Ideally located for mountain enthusiasts, the property is only 25 minutes from Saint-François-Longchamp, 45 minutes from the expansive Les Sybelles ski area, and 30 minutes from the high-speed Orelle gondola, providing direct access to Val Thorens and the Three Valleys ski area.

The iconic Col du Glandon and Col de la Madeleine, forming part of the stunning mountain backdrop are regular highlights of the Tour de France.

Ground floor

The ground floor offers three characterful reception areas:



• A warm and inviting kitchen/living space (27m²) featuring a new woodburner and two sets of large glass doors opening onto terraces, ideal for seamless indoor-outdoor living.
• An adjoining cosy lounge (20m²) with a traditional working fireplace and direct access to the terrace.
• A striking double height dining room (14m²), accessed via a large stone archway, showcasing original wooden beams...

More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A32036BSH73

COMPLETE FILE AND PHOTO ON REQUEST

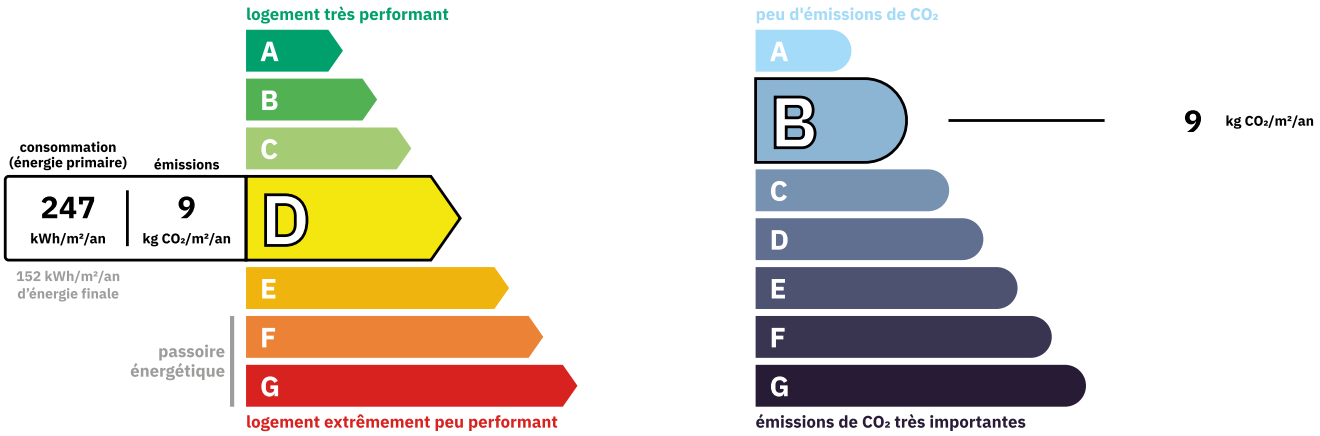
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Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Poorly efficient
Estimated annual energy costs
between 2820 € and 3870€ for 2022

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

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3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE AND PHOTOS ON REQUEST

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