LEGGETT INTERNATIONAL REAL ESTATE & Hamptons INTERNATIONAL



UNIQUE 480M2 PROPERTY, WITH MULTIPLE OPPORTUNITIES IN THE GATEWAY TO 3 VALLEYS, PARADISKI AND OTHER RESORTS

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PROPERTY FACT FILE

REFERENCE	A39670SM73
PRICE	€ 895,000 £ 0* *agency fees to be paid by the seller
BEDROOM	6
BATHROOM	6
ACCOMMODATION	355 m²
LAND	3800 m²
TOWN	Salins-Fontaine
DEPARTMENT	
LOCATION	Village property
TYPE	Maison, Family Home
CONDITION	Habitable, Good condition
FEATURES	Mains drainage, Garage, Private parking

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





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- Close to all amenities
- Central location in the alpes
- Multiple opportunities
- Large plot of land for construction
- Panoranic views over the mountains

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Unique large 480m2 house and apartment, located in Salins-les-Thermes, near Moutiers, 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



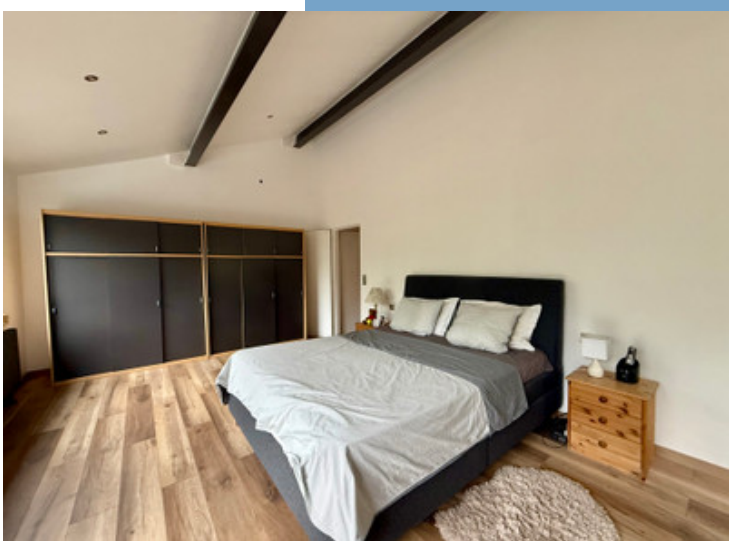
DESCRIPTION

Large 480m2 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 3,000m² 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 ess...



More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A39670SM73

COMPLETE FILE AND PHOTO ON REQUEST

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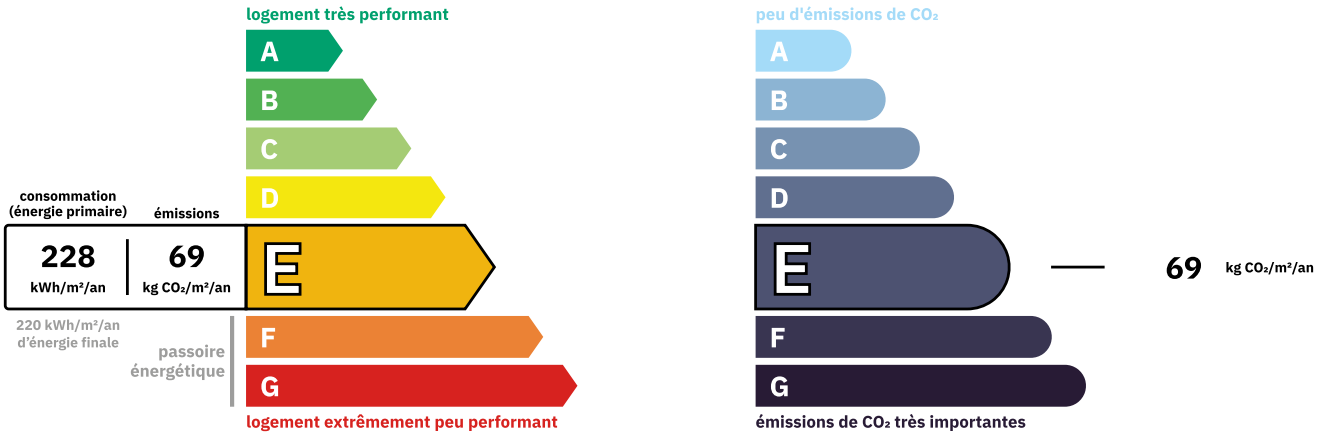
Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/

ENERGIE-DPE



Property Energy consuming
Estimated annual energy costs
between 10050 € and 13650€ for 2023

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.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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

Réf :A39670SM73
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