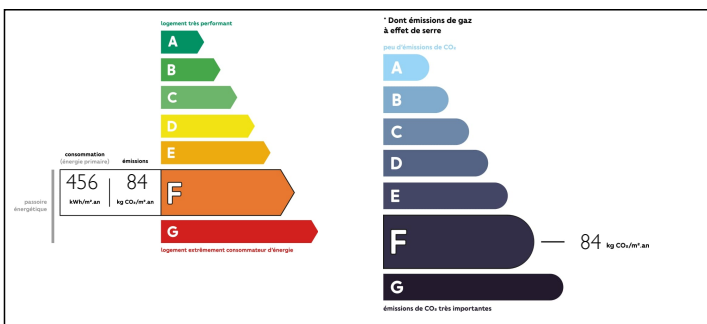


VALLOIRE - Opportunity awaits with this magnificent building with remarkable heritage elements

EXCLUSIVE



ENERGY - DPE



INFORMATION

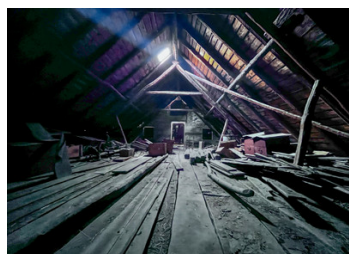
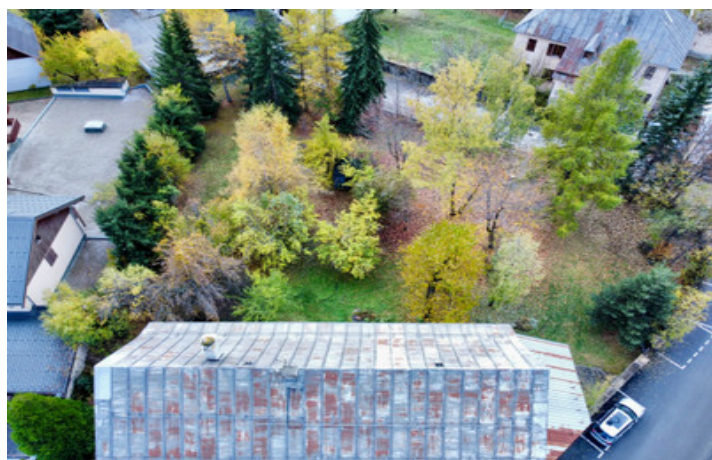
Town:	Valloire
Department:	Savoie
Bed:	6
Bath:	3
Floor:	255 m²
Plot Size:	2000 m²

IN BRIEF

A beautiful, rare historical building in the heart of the village of the VALLOIRE GALIBIER ski resort, over two levels divided into three apartments for a total living area of 255 m² (total floor area of 322 m²), with a barn that has never been renovated and cellars, all located on a private plot of 2000 m² which cannot be built on and offering a true haven of peace with privacy in the centre of the village, without forgetting the private parking, and only 4 minutes walk from the ski lifts. More photos and video available upon request.

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

A large house for sale in the Valloire ski resort. Built in 1828 on a plot of 2,308 m², this building, which has not undergone any major transformation, is witness to an architectural era which is part of the history of Valloire. This property comprises 3 individual apartments in its current configuration, thus offering the buyer the opportunity to live in and rent out the other apartments, providing an excellent source of income.

Welcome to Valloire, at the foot of the famous Col du Télégraphe and Col du Galibier, an authentic charming Village Resort built around its 17th century baroque church. Its 1,300 permanent residents bring its soul and the warmth of its welcome to the resort.

The Galibier-Thabor ski area in figures:

- Between 1430 m and 2750 m altitude with 70% of the slopes located above 2000 m where snow is guaranteed throughout the winter sports season,
- 1320 meters of altitude difference, 3 massifs, 5 slope faces,
- 710 snow guns spread across the entire ski area: 50% of slopes covered in artificial snow,
- 2 gondolas in the heart of Valloire, serving the Croy du Quart and Sétaz massifs,
- 89 slopes for all levels, including 8 black, 33 red, 31 blue and 17 green + 1 snowpark.

You will find restaurants, cafes, shops and equipment rental on the doorstep; the departure of the gondolas is a very short walk away. In summer, this region is full of sporting opportunities, especially for cycling enthusiasts at the foot of...

NOTES