

Quiet countryside house, stunning views, 4 bedrooms, bathroom, sauna, garage.



## INFORMATION

Town:	Saint-Alban-d'Hurtières
Department:	Savoie
Bed:	4
Bath:	2
Floor:	120 m2
Plot Size:	0 m2

## IN BRIEF

Quiet hamlet property in the rural village of Saint Alban Des Hurtieres. Perfectly placed for use as either a family home or a holiday home with fantastic access to ski resorts and major cycle routes. This house presents 120m2 of living area and a further 30m2 in annex of usable storage and workshop area. The house has been lovingly renovated to a high standard with aesthetics that harmonise between the original features of this property and use of modern finishing's to create a calm, luxurious ambiance. The property comprises on the lower floor a large living/dining room with log fire, a traditional kitchen, bathroom and toilet, storage and workshop. On the 1st floor 2 bedrooms and master bathroom with double sinks, bath, shower and sauna. On the 2nd floor a snug landing area and 2 bedrooms nestled under the eaves. The property also features a garage, sun terrace and a plot of land with...



## 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 foncière: 600 EUR**

## NOTES

## DESCRIPTION

A rare opportunity to own this traditional hamlet property, which has been restored and finished with significant detail.

Everything you need to enjoy the peace of French rural life - while having access to some of the most renowned alps ski areas within 30 minutes. Not only that but direct access to legendary Maurienne cycle routes too, including major mountain pass rides.

The house sits on a plot of 425m2 within a small hamlet and includes a garden with plenty of potential and a separate garden hanger for storage or even a future 2nd garage. From the sun terrace you enjoy a stunning view up the Maurienne valley and mountains above.

The living area has been renovated with a keen eye for detail and provides a comfortable and relaxed ambiance. A traditional log fire and electric radiators provide heat to all areas of the house.

Within the attic rooms, the original beams have been restored and exposed within the renovation. Storage needs for modern living and alpine life have been a keen feature during the modernisation with built in cupboards and shelving cleverly incorporated not only to the back of the property but also within the stairwells and large landings. The main living room incorporates the dining area. The lighting and windows contribute to the large open feel of this social area.

The property features 2 bathrooms, one on the ground floor and on the first floor a large bathroom, finished with country life in mind, with its...