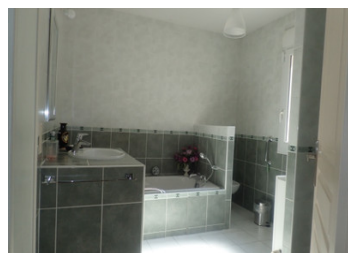
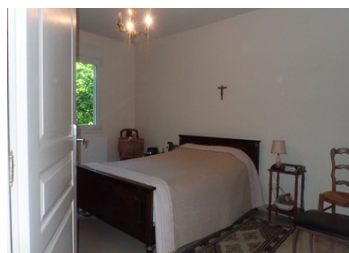


Recent, well designed family home with 183m2 surface in a perfect location close to the centre of Challes



INFORMATION

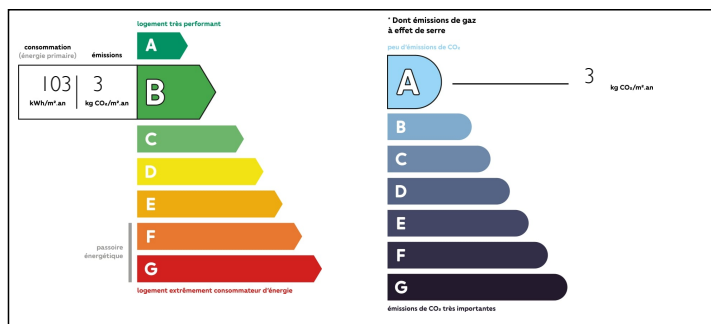
Town:	Challes-les-Eaux
Department:	Savoie
Bed:	4
Bath:	2
Floor:	157 m2
Plot Size:	801 m2



IN BRIEF

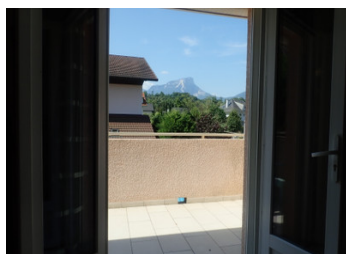
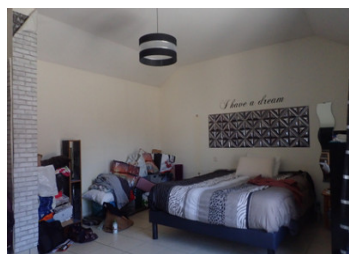
This beautiful property situated in the quiet Thermal Spa town of Challes Les Eaux boasts 183m2 of living space (157m2 loi carrez) and a private garden with fruit trees and two large outside living areas perfect for welcoming family and friends. On the ground floor there is a lounge, dining room, kitchen and two bedrooms, one bathroom and a separate toilet. The garage and sizeable utility room are both accessible from the kitchen. Upstairs you will find 2 bedrooms, one of which has a balcony with amazing views of the surrounding mountains. There is also a bathroom with toilet at this level. The house is fully equipped with shutters, alarm and a recent heat exchanger system which gives it an B rating for energy efficiency and A for emissions..

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

You will be easily seduced by the location of this property in a very quiet area of the beautiful thermal spa town of Challes Les Eaux.

Only 100m from the "Chateau de Triviers" with it's small lake and a short walk to the town centre with it's Casino and Thermal Spa.

Enjoy the peace of the area and the walks in the nearby mountains with many walking trails accessible directly from your doorstep. The market every Friday morning has a good offering of local produce and there are many restaurants to choose from in the centre of town including the beautifully restored Chateau-Hotel which is only a 10 minute walk.

The largest natural lake in France is only a 15 minute drive and the biggest Biathlon/Cross-Country Ski resort in France (La Feclaz) is less than 30 minutes away.

The motorway is only 5 minutes drive and access to the main ski resorts of the 3 valleys is less than 90 minutes. Only 1 hour from Geneva and Lyon airports this is a perfect location in the French Alps.

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

NOTES