

Beautiful village property, stunning views, close to skiing. 5 bedrooms and two self contained apartments.



INFORMATION

Town:	Saint-Martin-de-la-Porte
Department:	Savoie
Bed:	7
Bath:	4
Floor:	220 m2
Plot Size:	2341 m2



IN BRIEF

This is a rare and wonderful property which holds charm and comfort in a fantastic alpine setting.

Sitting on the edge of the pretty village of Saint Martin de la Porte, the property is just a 4 minute walk from the local bar/restaurant and quaint stone paved village centre.

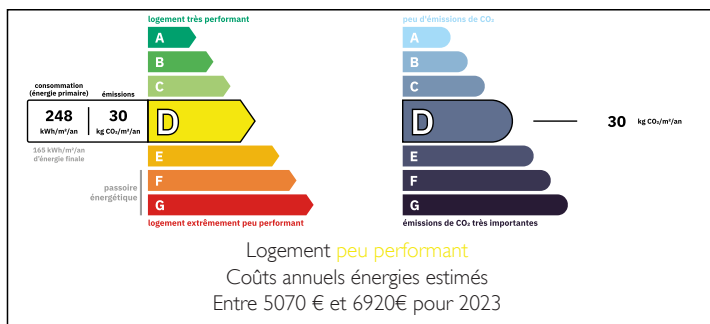
The house has been fully modernised with attention to detail offering a really comfortable setting for a family or large holiday home.

A well maintained garden, with orchard trees and small area of forest provide for great outdoor living. Large social areas, 5 bedrooms and creative space below the main living area all add to the adaptability of the house and further future possibilities.

2 self contained apartments provide a year round income currently, situated on the top floor and with an independent entrance.

Sitting just above the main village centre the house boasts fantastic...

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: 1683 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

The main body of the house has 160m² of habitable space and two self contained apartments at 35 and 25m² on the top floor. Including the apartments the house has 7 bedrooms.

Starting from the ground garden level of the house, the property has 110m² of space consisting currently of a garage workshop, craft room, wine cellar, linen room and garden preparation room.

The first floor contains the main social space consisting of a large open living room (50m²), with pellet burner and lots of light flowing in. From the living room you have direct access to the glazed veranda that looks out across the valley and has a wonderful large dining and relaxing area. This captures sun much of the day. The adjoining modern kitchen has a breakfast bar and storage again with plenty of light flowing in. The first and master bedroom (20m²) is also situated on this floor with ensuite shower room and walk in wardrobe.

Moving up a floor 4 more bedrooms can be found, again each with fantastic views to the outside and plenty of room plus storage for all the family or guests. A large shower room and separate toilet, along with an office complete this floor.

Accessed from an exterior staircase two self contained apartments (35m² and 25m²) have been created on the upper floor each with independent water meters and each with a storage room. Again both with plenty of light and great views to the outside.

The out door...