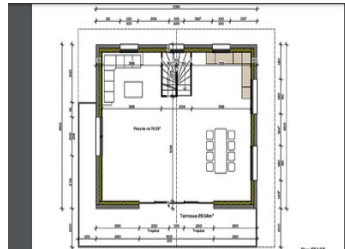
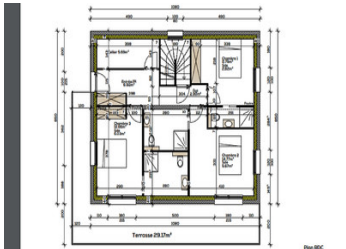
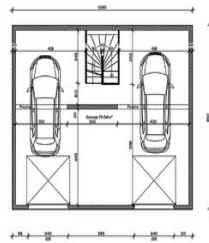


## New Build Chalet under Construction, Sainte Foy Tarentaise with Land and Mountain Views 3/4 Bedrooms



### INFORMATION

|             |                       |
|-------------|-----------------------|
| Town:       | Sainte-Foy-Tarentaise |
| Department: | Savoie                |
| Bed:        | 3                     |
| Bath:       | 3                     |
| Floor:      | 141 m <sup>2</sup>    |
| Plot Size:  | 647 m <sup>2</sup>    |



### ENERGY - DPE

DPE not required.

### IN BRIEF

"THIS IS AN UNFINISHED PROJECT, SOLD AS SEEN. WORKS TO COMPLETE THE CHALET ARE AT THE BUYERS EXPENSE"

Presenting a unique opportunity to acquire a three-storey chalet in the village of La Thuile, Sainte Foy Tarentaise. Currently under construction and occupying a 647m<sup>2</sup> plot, this property offers 141 m<sup>2</sup> of versatile living space ready to be personalised. Enjoy wrap-around balconies with stunning panoramic mountain views and benefit from a prime location close to several renowned ski resorts. The chalet's flexible design allows buyers to tailor the final finishes and room configurations to their preferences.

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

### Main Features & Location

- Three-storey chalet (141 m<sup>2</sup> internal space) on a 647 m<sup>2</sup> plot

- Wrap-around balconies for panoramic mountain vistas

- Large garden and parking for 4 vehicles

- Located in the picturesque village of La Thuile

### Layout Overview

- Ground Floor: Integral double garage with external parking for four additional cars

- First Floor: Planned space for three spacious double bedrooms, each with an en-suite bathroom. Potential for a fourth smaller bedroom, or for a very large fourth en-suite bedroom by adapting part of the garage

- Second Floor (Top Level): Expansive open-plan area designed for the living room, dining space, and kitchen

## LOCAL TAXES

Taxe habitation:

EUR

Buyer Responsibilities: Unfinished Works

While key structural elements are in place, the chalet is sold as a project with the following works to be completed by the buyer and at the buyers expense. An estimate is available from a local builder with costs in the region of 210,000 € to complete the property which is dependent on the type and quality of materials selected by the buyer.

## NOTES

- External finishes: stonework, wood cladding to walls, and balcony handrails (in compliance with the construction permit)

- Roof covering: choice of metal or traditional stone tiles (roof is currently insulated and watertight)

- Windows and partition walls

- Flooring throughout

- Installation of heating systems, plumbing and electrical works

- Bathrooms and kitchen, including appliances

- Decorating and tiling

### Completed Works

- Services are already on site including Electricity,