

Large/modern independant house situated in sleepy village with stunning valley views. Large open living areas.



INFORMATION

Town:	Aiton
Department:	Savoie
Bed:	3
Bath:	2
Floor:	186 m2
Plot Size:	2351 m2



IN BRIEF

Spacious family home in excellent condition, built to modern standards with strong energy efficiency. Bright, open living areas and a log fire create a warm, welcoming atmosphere.

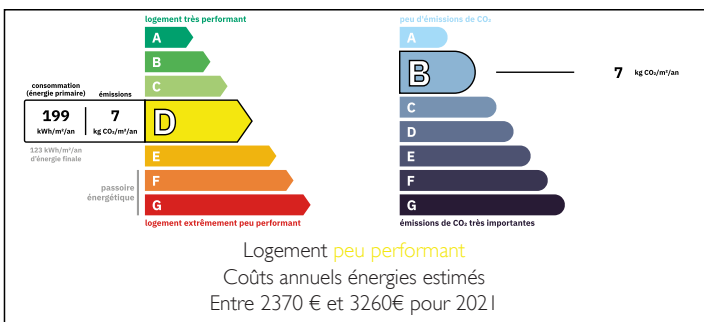
Set in a small hamlet above the valley, the property enjoys uninterrupted views across the Maurienne and Isère valleys.

Private off-road parking, large garage with workshop, additional covered parking, and a landscaped garden with shaded areas and a swimming pool.

Ground floor: Open-plan living space with fitted kitchen, dining area, and lounge with log fire. Principal bedroom with en-suite, utility room, veranda entrance, and covered terrace.

First floor: Two bedrooms, bathroom, separate WC, plus a large office and storage room.

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

This modern home has been thoughtfully designed with a strong emphasis on comfort and atmosphere. Ideally positioned to maximise natural light, it offers generous, light-filled living spaces throughout. Its excellent energy rating reflects both its efficiency and its ability to maintain a comfortable temperature year-round, whatever the season.

The property is currently arranged with three double bedrooms but offers excellent potential for further development. Additional sleeping accommodation could easily be created by converting the office, first-floor storage area, or workshop, with the possibility of creating a self-contained apartment for rental income.

The house is connected to mains drainage and benefits from all modern conveniences.

Its location ensures easy year-round access via main road routes, while also offering excellent proximity to a range of ski resorts, the nearest being just 30 minutes away.

All essential amenities for modern living—including supermarkets, medical facilities, and schools—are within a 10-minute drive.

Situated just 35 minutes from Chambéry, the property is ideally placed for those seeking a peaceful retreat in the countryside while remaining within easy reach of town, making it perfect for weekend escapes or everyday living.

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

LOCAL TAXES

Taxe habitation: EUR

NOTES