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Alpine Property SAS au capital de 3 450 € - RCS Thonon les Bains 508 578 556 - siège: 153 chemin du Chargeau, 74110 Morzine, France - Titulaire de la Carte Professionnelle n° CPI 7401 2016 000 017 391 délivrée par la CCI de la Haute Savoie

Tel: +44 (0)208 123 2384

Email: [info@alpine-property.com](mailto:info@alpine-property.com)

Web: [www.alpine-property.com](http://www.alpine-property.com)

# Les 3 Lacs, T3

**Sallanches, Combloux, Mont Blanc**

**305 000 €uros**



## Contact

Contact **Manu Maclean** about this property.

**Tel:** +33 6 02 50 75 03

**Email:** [manu@alpine-property.com](mailto:manu@alpine-property.com)

# Key Features

<b>Price</b>	305 000 Euros
<b>Status</b>	FOR SALE
<b>Last updated</b>	02/04/2025
<b>Area</b>	Mont Blanc
<b>Location</b>	Combloux
<b>Village</b>	Sallanches
<b>Bedrooms</b>	2
<b>Bathrooms</b>	1
<b>Floor area</b>	65 m <sup>2</sup>
<b>Heating</b>	Gas
<b>Chimney</b>	None
<b>Nearest skiing</b>	7 km
<b>Nearest shops</b>	900 m
<b>Garden</b>	No
<b>Drainage</b>	Mains drains
<b>Number of lots</b>	39
<b>Procédure en cours</b>	No
<b>Energy efficiency rating</b>	TBC
<b>CO2 emissions</b>	TBC
<b>Agency fees</b>	Paid by the seller

## Property Description

The 3 Lacs residence is composed of three buildings and is located in a peaceful and sought after area of Sallanches town, in close proximity to local amenities such as schools, public transport and commerce.

At competitive prices, this development offers an ideal opportunity to get a foot on the property ladder in an area that is growing in popularity due to its reputation as a gateway to the French Alps.

Apartment B205 is located in the B building on the 2nd floor, and faces south. Please contact us for other available two bedroom properties in the development.

Layout: generous entrance hall with storage, separate WC, bathroom, two double south-facing bedrooms, kitchen opening on to living area totalling 29m<sup>2</sup> with access to 9m<sup>2</sup> south-facing balcony with mountain view.

Possibility to acquire two garages with this apartment, more information available on request

Delivery scheduled for autumn 2026

Reduced notary fees

10 year construction guarantees in place

At the foot of Mont Blanc, the town of Sallanches is a gateway to the numerous playgrounds of the French Alps, providing panoramic views and easy access to multiple outdoor attractions year round as well as a vibrant year-round living environment.

With excellent transport links, quality schools, and a welcoming community, Sallanches is a prime choice for those seeking tranquillity without compromising on accessibility. Whether you're drawn to skiing, hiking, or simply the stunning mountain scenery, this town offers a unique opportunity to embrace the Alpine lifestyle.

The property is covered by the copropriété rules.

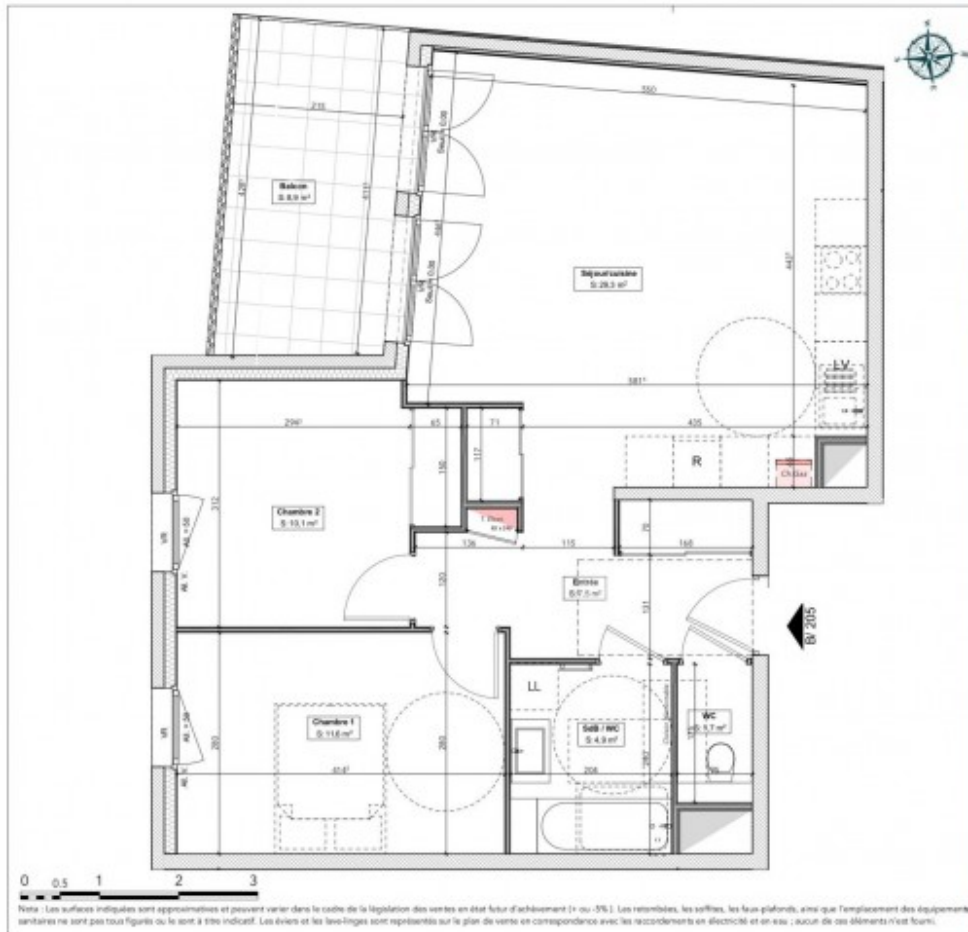


PROPOSITION HOME STAGING 3D - NON CONTRACTUEL









## LES 3 LACS

Rue des 3 Lacs - 74700 SALLANCHES

**BATIMENT B**

Etage	Appartement N°	Type
Etage 2	B 205	T 3

Entrée	7,5 m <sup>2</sup>
Séjour/cuisine	29,3 m <sup>2</sup>
Chambre 1	11,6 m <sup>2</sup>
Chambre 2	10,1 m <sup>2</sup>
SdB / WC	4,9 m <sup>2</sup>
WC	6,1 m <sup>2</sup>
Balcon	8,9 m <sup>2</sup>
<b>Total</b>	<b>87,5 m<sup>2</sup></b>

21/11/2023

Façade Est

Façade Ouest

Façade Sud S.C.

Façade Nord

IMOTIS - Route de la Bouvard - 74370 Epagny Metz-Tessy - Tel : 04.50.66.92.18 - info@groupe-artis.com

## LES 3 LACS

Rue des 3 Lacs - 74700 SALLANCHES

**FACADES BATIMENT B**

Etage	Appartement N°	Type
	B 205	