



**alpine-property**

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, T4

**Sallanches, Combloux, Mont Blanc**

**391 000 €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>	391 000 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>	3
<b>Bathrooms</b>	1
<b>Floor area</b>	80 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 B104 is located in the B building on the 1st floor, and faces south-east. For other available 3 bedroom properties please contact us.

Layout: generous entrance hall with storage, separate WC, bathroom, two double east-facing bedrooms, 3rd double bedroom with south-facing access to the balcony, 35m<sup>2</sup> kitchen opening on to south-east facing living area with access to 9m<sup>2</sup> south-east facing balcony.

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.

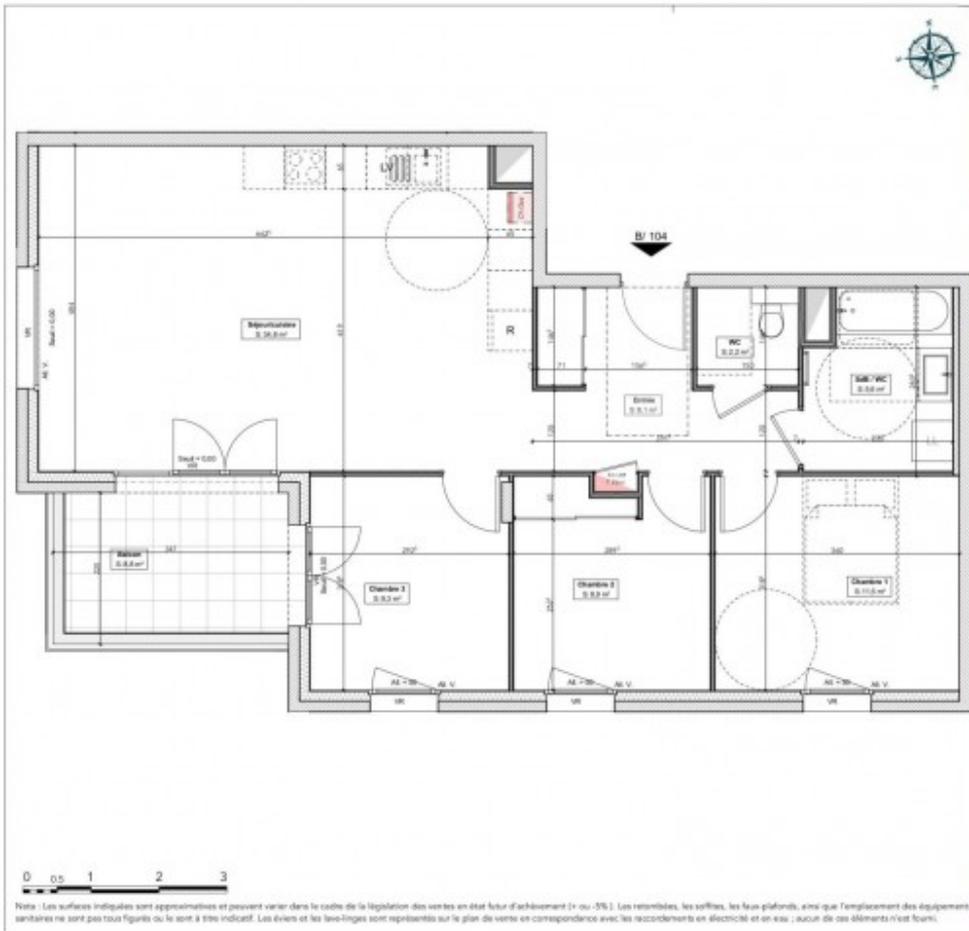




PROPOSITION HOME STAGING 3D - NON CONTRACTUEL







## LES 3 LACS

Rue des 3 Lacs - 74700 SALLANCHES

**BATIMENT B**

Etage	Appartement N°	Type
Etage 1	B 104	T 4

Entrée	8,1 m <sup>2</sup>
Séjour/cuisine	24,8 m <sup>2</sup>
Chambre 1	11,5 m <sup>2</sup>
Chambre 2	8,9 m <sup>2</sup>
Chambre 3	9,3 m <sup>2</sup>
SdB / WC	5,6 m <sup>2</sup>
WC	2,2 m <sup>2</sup>
Balcon	8,8 m <sup>2</sup>



## LES 3 LACS

Rue des 3 Lacs - 74700 SALLANCHES

**FACADES BATIMENT B**

Etage	Appartement N°	Type
	B 104	