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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

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Les 3 Lacs, T2

Sallanches, Combloux, Mont Blanc

266 000 €uros



Contact

Contact **Manu Maclean** about this property.

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Key Features

Price	266 000 Euros
Status	FOR SALE
Last updated	02/04/2025
Area	Mont Blanc
Location	Combloux
Village	Sallanches
Bedrooms	1
Bathrooms	1
Floor area	57 m ²
Heating	Gas
Chimney	None
Nearest skiing	7 km
Nearest shops	900 m
Garden	No
Drainage	Mains drains
Number of lots	39
Procédure en cours	No
Energy efficiency rating	TBC
CO2 emissions	TBC
Agency fees	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 B302 is located in the B building on the 3rd and final floor, and faces predominantly east. Please contact us for information on other available 1 bedroom properties.

Layout: generous entrance hall with storage, bathroom with WC, double east-facing bedroom,, 29m2 kitchen opening on to east-facing living area with access to 9m2 east facing balcony.

Possibility to acquire a garage with this apartment, more information available on request

Delivery scheduled for autumn 2026

Reduced notary fees

10 year construction guarantees in place

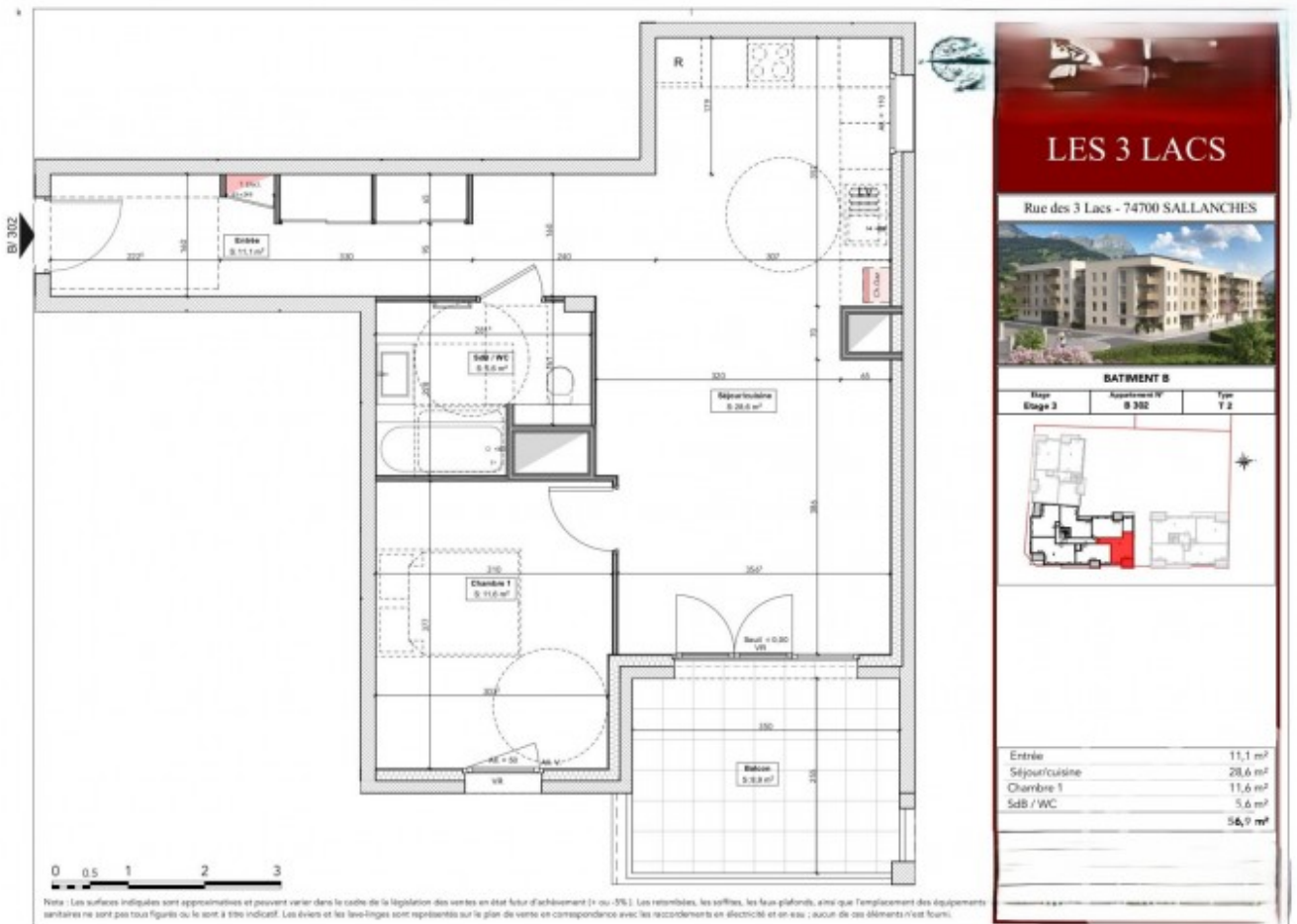
At the foot of Mont Blanc, the town of Sallanches is a gateway to the numerous playgrounds of the French Alps, providing panoramic views and easy access to multiple outdoor attractions year round as well as a vibrant year-round living environment.

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.







LES 3 LACS

Rue des 3 Lacs - 74700 SALLANCHES

BATIMENT B

Etage	Appartement N°	Type
Etage 3	0 302	T 2

Entrée	11,1 m ²
Séjour/cuisine	28,6 m ²
Chambre 1	11,6 m ²
SdB / WC	5,6 m ²
Total	56,9 m²



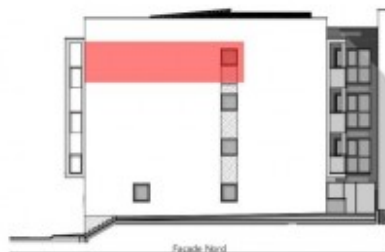
Facade Est



Facade Ouest



Facade Sud & S.E.



Facade 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 302	