

Warm welcoming 5 bed home with a habitable summer house and 2 floor garage to convert for sale at Lescheraines



INFORMATION

Town:	Lescheraines
Department:	Savoie
Bed:	5
Bath:	2
Floor:	194 m2
Plot Size:	1600 m2

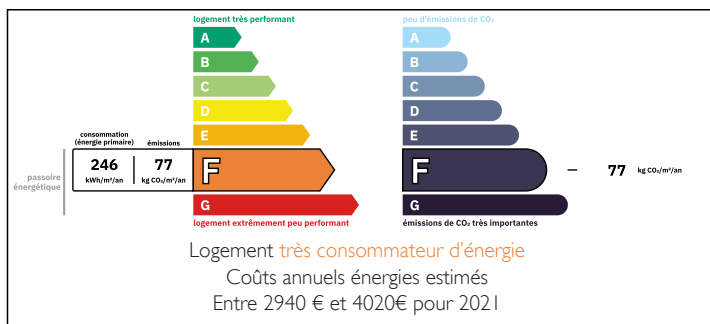
IN BRIEF

Located in the heart of the massif des Bauges at Lescheraines on a quiet and peaceful impasse, this south facing stone farmhouse is perfect for a large family walking distance to all the artisanal shops and restaurants plus the superb leisure lakes complex. Just 25 km from Annecy and Chambéry, the property is ideal to explore the protected naturel park, with its 3 family ski areas plus all the beautiful Savoyard towns, lakes and mountains.

The addition of a beautiful rustic summer house, complete with kitchen, dining / living room, pizza oven, wine cellar plus a sleeping area on the mezzanine, makes this the perfect property for entertaining and relaxing year-round.

If you need more space there is a 3rd building with a double garage, workshop and an office totalling 72m2, plus an insulated 2nd floor with another 50m2...

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Ground floor

- Living room - 16m² with potential to connect to the summer house
- Dining Kitchen - 20m²
- Entrance hall - 14m² with revealed stonework and oak staircase
- Laundry / utility room - 14m² with kitchen facilities
- WC tastefully renovated with a wall hung toilet
- Garage and boiler room - 30m²

First Floor

- Office / 5th bedroom - 18m² with mountain views
- Bedroom 1 + Mezzanine - 14m² and access to a large open attic space
- Bathroom - 5.5m²
- Bedroom 2 - 13m²
- WC, renovated with wall hung toilet
- Bedroom 3 - 12.5m²
- Bedroom 4 - 16m² with south facing balcony
- Wet room - 2.5m² with shower, sink and automatic lighting

Outside

- Rustic Summer house - 40m² with a fully equipped open plan kitchen / living room, mezzanine sleeping platform, pizza oven and a nicely chilled secret cellar

Garage block with the potential to be converted into a 100m² apartment

- Double Garage – 40m² with stairs to the 1st floor
- Workshop – 12m²
- Office – 20m²
- 1st Floor – 50m²

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