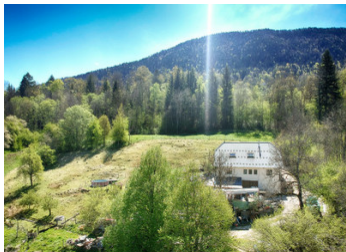


Very private home for sale, with 3 hectares of land, free from any contract, a small lake and no neighbours



INFORMATION

Town:	Le Noyer
Department:	Savoie
Bed:	5
Bath:	2
Floor:	195 m2
Plot Size:	30000 m2

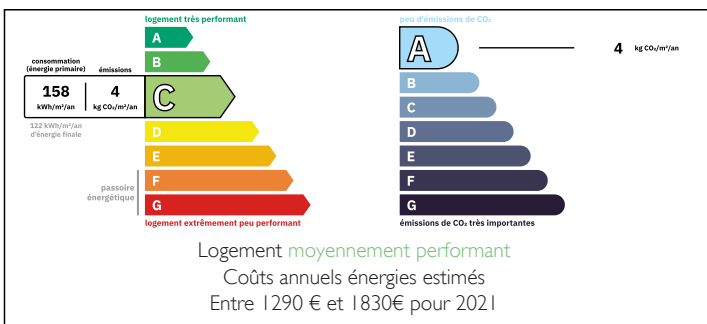
IN BRIEF

A large well-insulated 200m2, 4 bed home plus a studio apartment, equipped a recently installed heat pump, solar panels, 3 phase electricity supply plus a 12v system to make the property off-grid if required. A wood burning stove is also connected to the central heating and hot water system to give low running costs and complete flexibility how to heat the property.

No neighbours whatsoever, completely private and a massive 3 hectares of land with free usage so can be bought without the normal obligatory requirement of an agricultural activity. Suitable for horses and yes, the sheep are including if you want free lawn mowers.

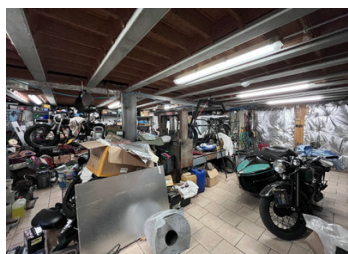
Under normal circumstances it is not possible to buy 3 hectares unless you are a farmer. The only exemptions are when it's one single land parcel including the house or in this case, land with...

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

Eco House

- Living room - 47m2, double height with panoramic view
- Kitchen - 20m2
- Dining room - 15m2
- Office space - 5m2
- Bathroom - 10m2 with Italian shower
- WC - 1.8m2
- Mezzanine - 10m2
- WC - 1.8m2
- Bedroom 1 - 11m2 with mezzanine
- Bedroom 2 - 10m2, with mezzanine
- Bedroom 3 - 11.5m2 with mezzanine
- Bedroom 4 - 25m2 with dressing room

Apartment

- Entrance - 4m2
- Storage room - 5m2
- Living room - 10m2
- Kitchen - 5.5m2
- Shower room + WC - 3m2

Garage / workshop - 70m2 insulated with heating
Garage - 21m2

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

LOCAL TAXES

Taxe foncière: 400 EUR

NOTES