

Development project for 3 spacious apartments for sale in the massif des Bauges between Annecy and Chambéry



INFORMATION

Town:	La Motte-en-Bauges
Department:	Savoie
Bed:	4
Bath:	2
Floor:	170 m2
Plot Size:	500 m2

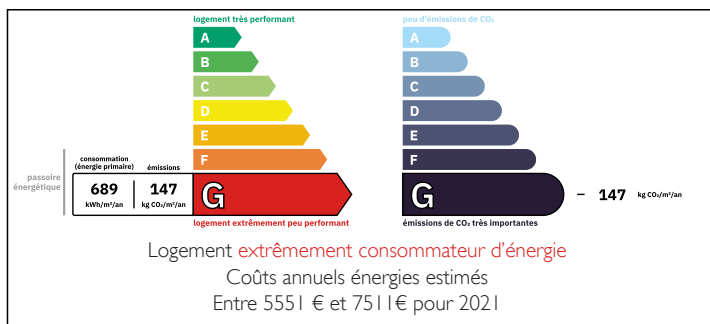


IN BRIEF

Located in La Motte-en-Bauges in the very heart of the massif des Bauges national park near Annecy, this large village property has planning permission to convert into 3 spacious apartments, ideal for a strong long-term rental income or for resale. Rental properties are in very short supply in the Bauges, as are new apartments to buy, so this represents a great investment opportunity

The property has multiple entrances which makes it very easy to divide into apartments with ample parking in the rear garden with a wonderful view of the mountains. Situated only 2km from Le Chatelard, 3km from Lescheraines. 20km to lake Annecy, 27km to Annecy town and 30km to Chambéry. The ideal location with easy access to all of Savoie and Haute Savoie.

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

- Entrance 1
- Kitchen - 11m² with access to the garden
- Living room - 14m²
- Living room - 14m²
- Kitchen 2 - 13m²
- Entrance 2 - 13m²
- Cellar - 18m²
- Vaulted cellar, on the garden level to convert and connect with the interior
- Garage and Boiler room - 26m²

First floor

- Bedroom 1 - 18m².
- Shower room WC - 4m²
- Bedroom 2 - 14.5m²
- Bedroom 3- 19m²
- Bedroom 4- 11m²
- Bathroom - 3m²
- WC- 1.5m²
- Future living room - 26m² in exposed stone with staircase to the attic

Second floor

- Attic to be converted

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