

Barn & small house to renovate, for sale in the heart of the Bauges, a quiet central location and great views



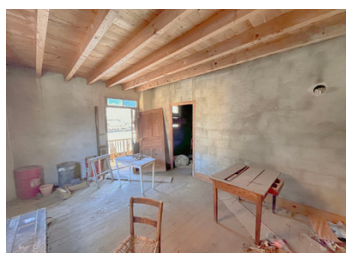
INFORMATION

Town:	Lescheraines
Department:	Savoie
Bed:	1
Bath:	0
Floor:	37 m2
Plot Size:	600 m2

IN BRIEF

Located in the very heart of Lescheraines this small detached house and the cathedral like traditional barn are tucked away in a quiet, peaceful position, looking over farmland towards the ever-changing mountain landscape of the massif des Bauges. Easy walking distance to all the artisanal shops, restaurants and the fabulous leisure lakes facilities, free to residents of the village. Enjoy a real community spirit in our mountain paradise situated just 25km from Annecy, Aix-les-Bains and Chambéry.

Developing the house first will be quick and easy, providing accommodation whilst working on the bigger barn project which could be a wonderful spacious individual home or multiple apartments with over 300m2 to exploit on two floors.

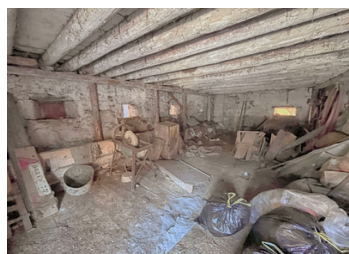


ENERGY - DPE

DPE not required.

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

The detached house has a garage and 37m2 floor area split into 2 rooms accessed from the fabulous stone staircase. It's an easy renovation due to excellent floor and roof timbers plus window openings just awaiting windows. It has the potential of around 60 - 70m2 habitable including the loft space plus large garage and utility room on the ground floor.

The barn has a 130m2 footprint plus an extra 50m2 in the lean-to vehicle store at the back of the barn which, with its mountain views could be the focus of the eventual house. Developing the ground floor only would give 180m2 habitable with another 130m2 habitable on the second floor.

Both properties will require planning permission and the mains sewage connection is available directly on the property

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

LOCAL TAXES

Taxe habitation: EUR

NOTES