

Ref: A35773MJ38

Price: 295 000 EUR

agency fees included: 5 % TTC to be paid by the buyer (281 725 EUR without fees)

#### For sale: Traditional Dauphiné-style 3-bedroom house with outbuildings, garden & land



# INFORMATION

Town: Corbelin

Department: Isère

Bed: 3

Bath:

Floor: 118 m2
Plot Size: 7130 m2









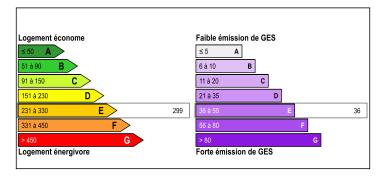




### IN BRIEF

Bursting with rustic character and original features dating back to 1836, this rare property offers the perfect blend of charm and potential to create a bespoke residence or holiday home in a peaceful setting. All this, within easy reach of Chambéry, ideal for commuters or semi-rural living in a unique, fully enclosed & completely private park, not overlooked by neighbours. This beautiful Dauphiné-style property is a true opportunity.

**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.





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## LOCAL TAXES

Taxe habitation: EUR

### **NOTES**

### DESCRIPTION

Multiple possibilities include:

Move in and refresh with ease

Renovate and maximise potential by adding extra accommodations for long-term rental or short-stay (Airbnb) income

Build several homes for resale on the constructible land to recover investment

Property layout and features:

#### Basement:

Cellar, perfect for wine storage, etc

#### Ground Floor:

Enclosed glass veranda entrance

Formal entrance into the dining room featuring a beautiful large fireplace with insert & integrated heating distribution for that area

Separate living room

Separate fitted kitchen

Sapacious bathroom with shower, sink & space equipped for a washing machine & dryer

Separate WC

#### First Floor:

Landing leading to 3 bedrooms with scope for reconfiguration to include ensuite bathrooms

Outbuildings and development potential:

Separate studio with an open kitchen/dining, built-in closets, a niche for a double bed, bathroom with shower, sink & WC

Summer kitchen & dining area, with a bathroom equipped with a shower & WC, small lounge area & small mezzanine; ideal for BBQ gatherings or extra space for guests

Bright sunny workshop, ideal for a home enterprise, workshop or conversion as a separate apartment Sitting above the workshop is additional space of approximately 80 m², ready for conversion

Garage, separate utility room, storage room, &

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