

Substantial 6 bed mountain home for sale in Doucy-en-Bauges, hiking distance to Doussard and lake Annecy

EXCLUSIVE



INFORMATION

Town:	Doucy-en-Bauges
Department:	Savoie
Bed:	6
Bath:	2
Floor:	201 m2
Plot Size:	1100 m2

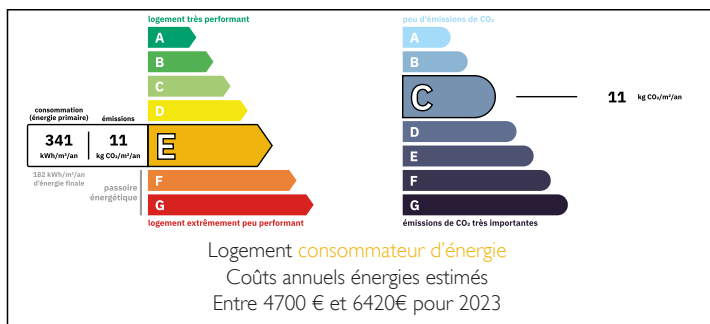
IN BRIEF

The perfect getaway in the high mountains of the massif des Bauges. At over 950m altitude, the house is at the end of the road before the Col de Bornette, with the trail to Mt Trelod to start the 6-day Tour des Bauges hike or down the other side to the bottom end of lake Annecy. Views to lift the spirit, clean mountain air and utterly tranquil in the protected Bauges national park.

Spacious stylish living for up to 14 family and friends with a separate 2-bed apartment on the top floor, giving total flexibility. A large 40m2 living room is perfect for entertaining or relaxing after a day enjoying the mountains, or just take it easy on the terrace and watch the golden eagles soar around the peaks



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

Ground Floor

- Entrance hall – 2.4m² with storage
- Living Room - 40m² with wood-burning stove
- Kitchen - 18m² - well-equipped with access to the garden
- WC - 3.2m²
- Utility room - 10.7m²

1st Floor

- Bedroom 1 - 19m² with double bed and child's bed
- Bedroom 2 - 14m² with double bed
- Bedroom 3 - 12m² with single bed and bunk beds
- Bedroom 4 - 14m² with double bed
- Bathroom - 10m²
- WC - 1.8m²

2nd Floor

- Bedroom 5 - 15m² with 3 single beds
- Bedroom 6 - 12m² with 2 single beds
- Kitchen - 10m²
- Bathroom - 7.3m²

LOCAL TAXES

Taxe habitation: EUR

Just a few kilometers from Doucy in the village of Chatelard you will find a decent supermarket, even closer is a laiterie selling delicious local cheeses and there are several restaurants in the area.

NOTES

The Massif des Bauges is a protected mountain range, situated between Annecy, Chambéry and Aix-les-Bains, forming a natural border between the Savoie and Haute-Savoie departments. Its rugged limestone peaks, forests, alpine pastures and traditional villages are part of the Parc naturel régional du Massif des Bauges, known for hiking, wildlife and local gastronomy. The Bauges lie roughly 30 minutes from Annecy, about 45 minutes from Chambéry, and just over an hour from Geneva, making them easily accessible yet comparatively quiet and unspoiled. The area offers panoramic views towards Mont Blanc and the surrounding lakes, while maintaining a peaceful, rural character.