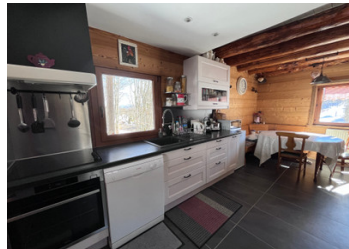


Beautiful rustic chalet for sale in the heart of the Savoie Grand Revard mountain resort with 3000m2 of forest



## INFORMATION

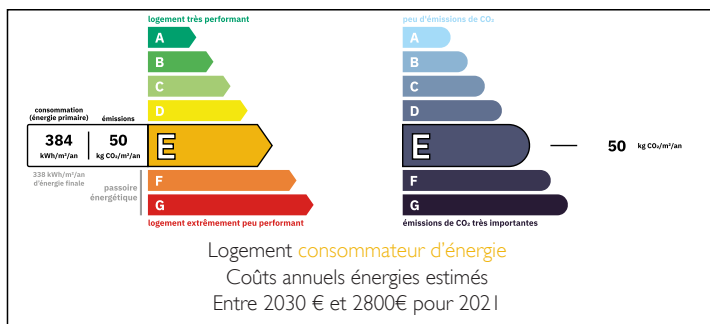
|             |             |
|-------------|-------------|
| Town:       | Les Déserts |
| Department: | Savoie      |
| Bed:        | 2           |
| Bath:       | 1           |
| Floor:      | 80 m2       |
| Plot Size:  | 3000 m2     |

## IN BRIEF

Located in the magnificent massif des Bauges national park mountain range between Chambéry, Aix-les-Bains and Annecy, this beautiful rustic 2 bed chalet is the perfect mountain getaway. The forest garden of nearly 3000m2 is part of the wonderful forest landscape with mountain trails available straight from the door.

It also provides free heating with the highly efficient thermal mass wood burning stove, which makes the energy performance rating look, quite frankly, ridiculous. Even using the oil-fired heating boiler only costs a small amount per year

## 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

The chalet has a spacious open plan living area, a modern bathroom with a walk-in shower and 2 bedrooms, one of which could be divided to create a 3rd. In future, if required, the chalet can also be extended.

### 1st Floor

- Living room/kitchen - 32m<sup>2</sup> with a thermal mass stove and fitted kitchen
- Shower room with WC - 7.7m<sup>2</sup> - with walk-in shower

### 2nd Floor

- Bedroom 1 - 20m<sup>2</sup> floor area
- Bedroom 2 - 10m<sup>2</sup> floor area
- WC: 1.5m<sup>2</sup>

### Ground Floor

- Workshop/boiler room Laundry room - 16m<sup>2</sup>
- Garage - 21m<sup>2</sup>

Both are fully insulated, tiled, and decorated to an exemplary standard of finish

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

## NOTES