

Ref: A39668MAS73

Price: 640 000 EUR

agency fees to be paid by the seller

#### A lovely spacious family home for sale in La-Motte-Bauges, very welcoming and full of pleasant surprises







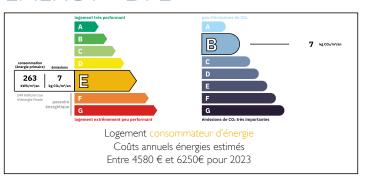








# **ENERGY - DPE**



# INFORMATION

Town: La Motte-en-Bauges

Department: Savoie

Bed: 4

Bath: 2

Floor: 254 m2
Plot Size: 1800 m2

# IN BRIEF

Located in the heart of the massif des Bauges national park between Annecy and Chambery, the converted farmhouse is conveniently situated 2km from Le Chatelard and 2.5km from Lescheraines, with all the local amenities available within a few minutes. Saint Jorioz on lake Annecy is only 21km away.

The property is accessed via a gated entrance which upon arrival, reveals a very private mature garden with a large detached garage and in the lower garden, next to the mountain stream you'll be surprised to find trout farming pens which could make a great water feature

With 4 spacious bedrooms in the main house there's plenty of accommodation with a modern shower room and a fabulous avocado bathroom decorated with handmade tiles by the celebrated French ceramicist Roger Capron. How such works of art, ended up in the Bauges is a...

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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LEGGETT

IMMOBILIER INTERNATIONAL

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# LOCAL TAXES

Taxe foncière: 2016 EUR

Taxe habitation: EUR

# **NOTES**

# DESCRIPTION

Through an innocuous door in the kitchen, you find yourself in a glorious vaulted wine cellar. Via another door in the office on the landing, you discover a 55m2 games room and dormitory hidden away.

Downstairs through another door you find a large utility room which leads to boiler room equipped with a state-of-the-art wood pellet boiler, which heats the house for roughly half the price of the estimated heating costs on the EPC report.

A nice surprise, as is equally the newly installed super-fast fibre broadband ideal for working from home. Finally, there is a hidden staircase leading to a large store room to develop.

### Ground Floor

- Kitchen 15m<sup>2</sup>
- Wine Cellar 20m<sup>2</sup>
- Cellar  $2 2 \text{ Im}^2$  with recent pressure direct hot water tank
- $\bullet$  Living/Dining Room  $-43m^2$  with wood-burning stove
- Living Room 21m<sup>2</sup>
- Laundry Room/WC 18m<sup>2</sup>
- Boiler Room 24m² with Ökofen pellet boiler and automatic silo
- Storage Room 60m² hidden on a half floor

#### First Floor

- Office Area 9m<sup>2</sup>
- Games Room/Dormitory 55m<sup>2</sup>
- Shower room 4m<sup>2</sup>
- WC
- Bathroom 6m<sup>2</sup> with tiles by Roger Capron, renowned ceramicist
- Bedroom I 17m<sup>2</sup>
- Bedroom 2 18m<sup>2</sup>
- Bedroom 3 14m<sup>2</sup>
- Bedroom 4 16m<sup>2</sup>

#### Outside

- Large private garden with mountain stream and trout pens
- Double garage 43m<sup>2</sup>

International: +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 \*All prices include agency fees. Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr