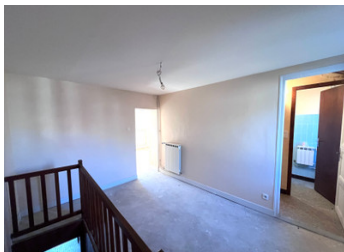


Master blacksmith's house for sale in École-en-Bauges, offering 140m2 of living space and 350m2 to convert

EXCLUSIVE



## INFORMATION

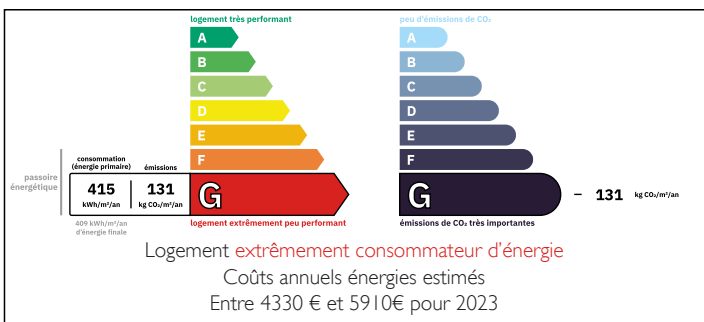
Town:	École
Department:	Savoie
Bed:	3
Bath:	1
Floor:	140 m2
Plot Size:	1300 m2

## IN BRIEF

A massive renovation project, hidden on a private road in the very centre of the beautiful village of École in the magnificent massif des Bauges national park. This two-building property was the home to generations of master blacksmiths with 1 ancient forge and a second larger forge in a separate building. The buildings form a private courtyard with the private road entrance named after the master blacksmiths, "des maîtres de forge"

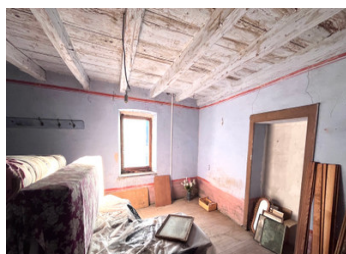
The main building has a large 140m2, 3-bedroom house in need of renovation, with oil fired central heating and a huge stone vaulted cellar accessible via a trap door in the kitchen. The attic can be converted with 2 window openings already in place. The whole building is in sound condition and the roof was replaced in 2003 along with all the mains services.

## 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

École is a picturesque village, one of the 14 communes in the Bauges, with a bar restaurant and village shop. The surrounding mountains offer fantastic hiking with fine views over Savoie and Haute Savoie, with the chance to see the protected fauna including chamois, marmottes and golden eagles. Only 5km to Le Chatelard for local shopping and 15km to Saint Pierre d'Albigny over the Col du Frêne, which featured in this years' Womens Tour de France.

- Entrance - 6m<sup>2</sup>
- Kitchen - 16m<sup>2</sup>
- Living Room - 17m<sup>2</sup>
- Office - 18m<sup>2</sup>
- Landing - 14m<sup>2</sup>
- Bathroom + WC - 9m<sup>2</sup>
- Bedroom 1 - 21m<sup>2</sup>
- Bedroom 2 - 18m<sup>2</sup>
- Bedroom 3 - 21m<sup>2</sup>
- Boiler Room / Garage - 48m<sup>2</sup>
- Stable - 45m<sup>2</sup>
- Forge - 21m<sup>2</sup>
- Barn Entrance - 36m<sup>2</sup>
- Barn - 136m<sup>2</sup> floor area
- Detached Forge - 48m<sup>2</sup> floor area

## LOCAL TAXES

Taxe habitation: EUR

## NOTES

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