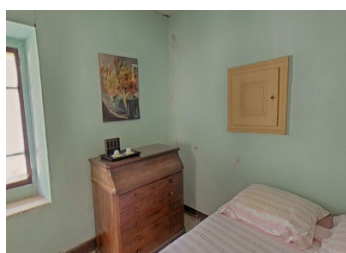


Barn in great condition and 2 adjoining houses to renovate, for sale in the magnificent massif des Bauges

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Sainte-Reine
Department:	Savoie
Bed:	2
Bath:	0
Floor:	83 m ²
Plot Size:	300 m ²

IN BRIEF

Located in a peaceful hamlet of Sainte-Reine, with parking and a small, flat garden.

Beautifully appointed barn with a 31 m² footprint and the possibility of converting three floors. In very good condition and easily convertible into a 90 m² home. Two small adjoining houses of 44 m² and 40 m² respectively, requiring complete renovation. Together, they offer 84 m² of living space with an additional 80 m² possible in the attic. A total of 160 m² and also including four cellars.

An opportunity to acquire three properties in the Bauges national park at a very attractive price. Create a family home with a rental gîte, or three separate rental gîtes, or whatever combination works for your project. See my other listings for full details of each house and the barn.

All 3 properties have mains services ready to connect.

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

House 40m²

- Kitchen - 12m²
- Bedroom - 12m²
- Living room - 16m²
- Cellar - 30m²
- Attic - 40m²

House 44m²

- Kitchen - 15m²
- Bedroom - 12m²
- Living room - 17m²
- Cellar - 50m²
- Attic - 44m²

Barn

- Garage / Ground floor - 31m²
- First Floor - 36m²
- Attic space - 30m²

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

NOTES