

PRICED TO SELL: Barn for renovation in a quiet hamlet in the Belleville Valley.



## INFORMATION

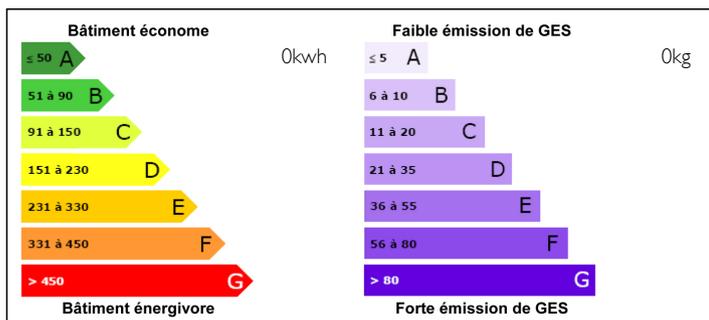
|             |                       |
|-------------|-----------------------|
| Town:       | ST JEAN DE BELLEVILLE |
| Department: | Savoie                |
| Bed:        | 0                     |
| Bath:       | 0                     |
| Floor:      | 0 m2                  |
| Plot Size:  | 63 m2                 |



## IN BRIEF

With the possibility of creating around 180sqm of habitable space in a traditional French mountain village, this barn offers a fantastic opportunity to invest close to the World's largest ski area. The property has had some reinforcement work undertaken recently on the roof to ensure the structural integrity.

## 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.



## NOTES

## DESCRIPTION

Situated in the charming hamlet of La Combe - just 6km or a 10 minute drive from the ski slopes in St Martin, this property, based over 3 levels, could be transformed into a wonderful ski chalet, with (at least) 4 bedrooms and bathrooms, plus the possibility of having the living space on the top floor to benefit from the views of the stunning local area.

The ground floor is a vaulted level that could be maintained or taken out, according to your wishes, and then the 2 floors above have the same footprint of just over 60 square metres each to create the living space.

There is one adjoining neighbour to the west-side of the property, but then no further adjoining properties on the 3 other sides. There are other houses in close proximity – we are in a traditional Savoyard village, after all - but that adds to the charm of the hamlet and the property.

In terms of a renovation, there are lots of locally-based tradesmen both French and English that can be brought in to work on this kind of renovation. We are happy to provide you with their details at any stage - whether it be whilst prospecting to give you an idea of budget or indeed to undertake the works themselves.

There is no land as part of the sale of this property, which would be required for renovation, but this is currently being dealt with as there are a...