

3 bed Farmhouse/barn for sale in Gresy-sur-Aix with 1880m2 including 80m2 hangar, good to create 6 new houses

EXCLUSIVE



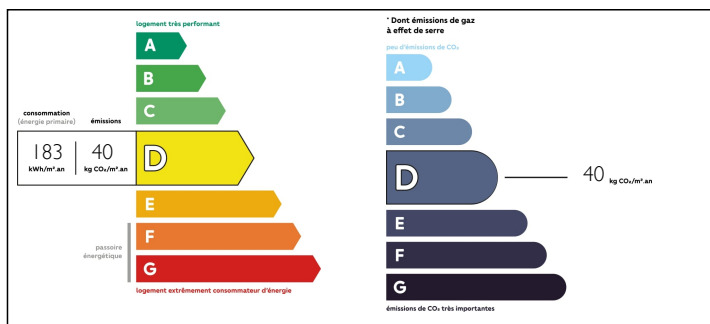
INFORMATION

Town:	Grésy-sur-Aix
Department:	Savoie
Bed:	3
Bath:	1
Floor:	87 m2
Plot Size:	1880 m2

IN BRIEF

New construction is currently not permitted for a period of 5 years so this is the only project available authorised to create up to 6 new lodgements. Ideally located near the centre of Gresy-sur-Aix, the farm is just a few minutes away from all the local amenities, schools and the autoroute plus only 18 km to the Savoie Grand Revard ski resort and 10 minutes from the centre of Aix les Bains and Lac du Bourget With approximately 180m2 footprint the farm building has one existing 3 bed 87m2 apartment and the building can be divided up to make 4 triplex apartments of up to 120m2 habitable each, which can be sold off plan to finance the project

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 1880m² plot of constructible land is large enough for the parking and garages required for the project plus private rear gardens for each apartment. Behind the farm is a hangar which can be demolished in order to build a new detached house with an 80m² footprint and its own private garden

The great autoroute connection means you can be at Geneva airport in 45 minutes; Lyon airport in 55 minutes; central Chambéry in 22 minutes and Grenoble in 52 minutes

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

NOTES