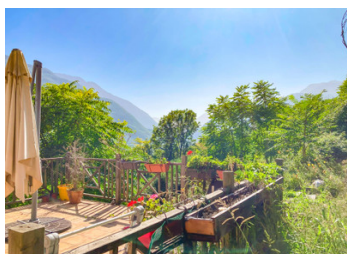


Secluded stone house. Stunning views 13,882m2 of attached land. 3 bedrooms. Potential for further renovation

EXCLUSIVE



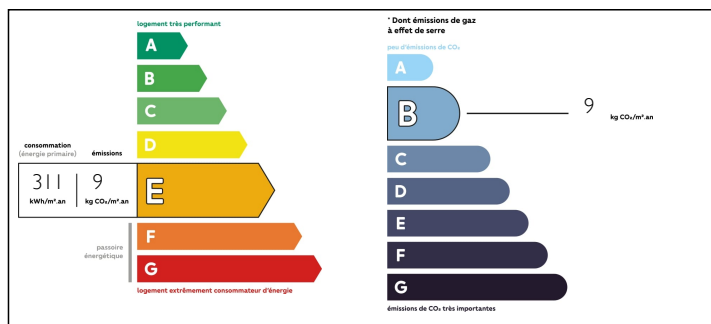
INFORMATION

Town:	Saint-Georges-d'Hurtières
Department:	Savoie
Bed:	3
Bath:	2
Floor:	62 m2
Plot Size:	13882 m2

IN BRIEF

Charming stone Chalet with 3 bedrooms, 2 bathrooms, open plan kitchen and living space with terrace and spectacular views. Very private location amongst woodland trees and complete integration with nature.

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.



LOCAL TAXES

Taxe foncière: 454 EUR

NOTES

DESCRIPTION

This chalet boasts some pretty spectacular features for those looking for complete privacy and being at one with nature.

Arriving in the small hamlet the chalet is situated at the end of a quiet cul-de-sac removed from passing traffic. On your left you find a private, shaded parking space. Continuing down a short secluded tree lined lane the space opens out and you are welcomed by the enchanting chalet, terrace and glorious vista.

The house faces up the Maurienne valley with spectacular views from the terrace and master bedroom window. The main area of the house is split across two levels with an open living area on the ground floor featuring a pellet wood stove and exposed stone walls. A shower room and toilet on the lower floor is complimented by an ensuite bath on the first floor.

The first floor provides 3 bedrooms.... 1 master bedrooms with balcony, 1 smaller room and 1 room suitable for a single bedroom or office area.

The renovation of the main living area was carried out keeping in mind exposing as much light as possible. The chalet has large windows throughout to capture sun at all times of the day.

Heating is provided by the pellet burner and electric radiators. Hot water by an electric water tank.

To the back of the property is an attached barn area with traditional roof. this large area has masses of potential for further conversion or expansion of the living area.

Below the property are cellars, accessible from...