

Historic farm for sale near Albertville, development project for apartments and several new build properties

EXCLUSIVE

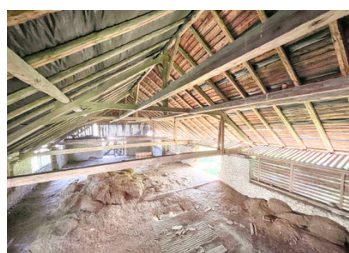


INFORMATION

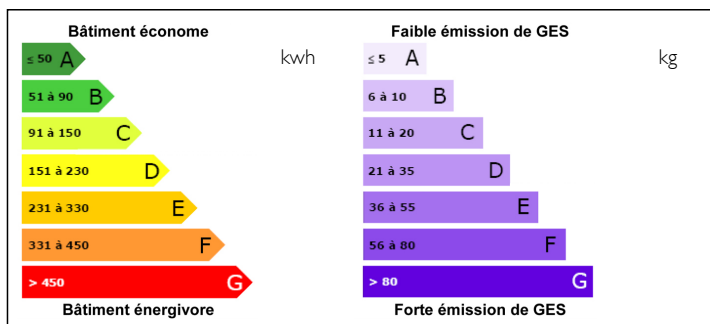
Town:	Frontenex
Department:	Savoie
Bed:	0
Bath:	0
Floor:	1500 m2
Plot Size:	6000 m2

IN BRIEF

Located in the centre of Frontenex this ancient stone farm, in sound structural condition with around 6000m2 of land, can be converted in to 650m2 of two storey apartments with a gated entrance for gardens and parking. The roof is in very good condition with all the original beams and was recovered with roofing felt and steel roofing sheet in the recent past. The walls have plentiful openings already in place to add windows and balconies with a view of the chateau and the mountains A plot of land roughly 2600m2 located above the farm, with a separate gated entrance, is suitable to build 6 detached houses or a 2 storey apartment building, plus a 7th house built on a 350m2 plot below the farm. Although the land isn't currently constructible, a simple planning request will allow construction due to the close proximity of adjacent dwellings. The council planning...



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 farm with up to 650m² habitable to develop over 2 floors, is divided into 5 sections on the ground floor well dimensioned for the division into apartments. Concrete floors will need to be added above the winery and garage to replace the wooden floors which are busy collapsing. The royal stables with the vaulted ceiling are in first class condition.

- 302m² ground surface area
- Garage
- Vaulted stables fit for a Kings horses
- Winemaker's press
- Honey production workshop and bread oven with storage room for your bread and honey
- Vaulted cellar - needs new roof under winery

T4 duplex apartment to renovate

- Kitchen - 20m²
- Bedroom - 14m²
- Between - 13m²
- Living room - 25m²

Resale value in the region of 2.6M€ based on the current high-end average of 4000€/m²

Plot A - 2,600m²

Private estate of up to 6 detached houses with gated entrance.

Plot B – 350m²

1 detached house

Resale value in the region of 3.3M€ based on the current high-end average of 4000€/m²

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

NOTES