

Charming rustic home with a lift and a barn to renovate, for sale in Bellecombe-en-Bauges near lake Annecy

EXCLUSIVE



## INFORMATION

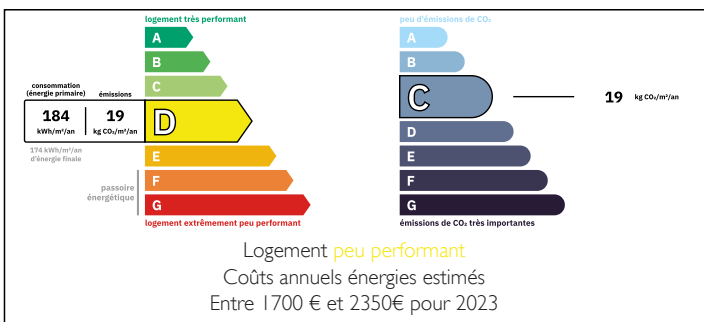
Town:	Bellecombe-en-Bauges
Department:	Savoie
Bed:	3
Bath:	1
Floor:	158 m2
Plot Size:	1000 m2

## IN BRIEF

Lovely mountain home just over the Col de Leschaux from lake Annecy in the beautiful village of Bellecombe-en-Bauges. A short walk to the local boulangerie and very popular La Halte restaurant. Half of the original barn awaits to be converted with fabulous open views across the magnificent massif des Bauges.

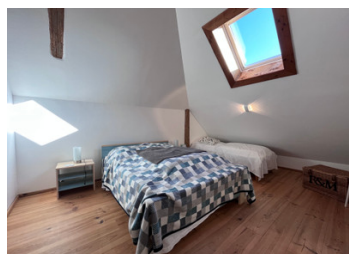
Rustic open plan living space with a lift serving the 3 floors which is great for loading in shopping or firewood for the new log burning stove in the living room. The property is warm and welcoming with 3 bedrooms and the potential to create a feature living space in the barn.

## 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

Bellecombe is one of the most desirable of the 14 villages in the massif des Bauges national park, with maximum sunshine and only 18km from the lake with breath-taking views on the way

First floor

Livingroom / Kitchen - 58.5m<sup>2</sup> with lift access

Shower Room – 7.7m<sup>2</sup>

WC

Second floor

Bed 1 - 18m<sup>2</sup> floor area (9.6m<sup>2</sup> > 1.8m)

Bed 2 - 17m<sup>2</sup> floor area (11.5m<sup>2</sup> > 1.8m)

Bed 3 - 17m<sup>2</sup> floor area (11m<sup>2</sup> > 1.8m) with lift access

Ground floor

Sun room - 36 m<sup>2</sup> with lift and access to the terrace

Utility room - 12m<sup>2</sup>

Barn to be transformed into an additional living space or as a separate property with uninterrupted views across the Bauges

Cow Byre - 50m<sup>2</sup>

Main barn floor - 50m<sup>2</sup>

Barn Entrance - 35m<sup>2</sup>

Wood Store - 5m<sup>2</sup>

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

## LOCAL TAXES

Taxe foncière: 505 EUR

Taxe habitation: 595 EUR

## NOTES