LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A35128MAS73 Price: 335 000 EUR

agency fees to be paid by the seller

Converted saw mill for sale in the Massif des Bauges with glorious mountain views and masses of potential















INFORMATION

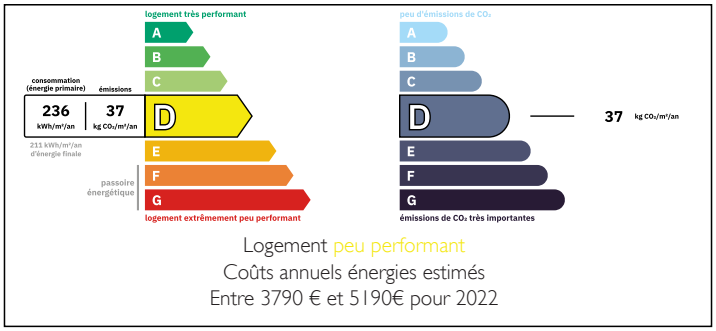
Town:	École
Department:	Savoie
Bed:	3
Bath:	2
Floor:	210 m2
Plot Size:	1894 m2

IN BRIEF

Located at Ecole-en-Bauges, the house is close to superb mountain walking and year-round mountain sports activities. 15 kms from local skiing at Aillon Margeriaz, 28 kms from lake Annecy and 41kms from Albertville

This ancient saw mill was converted into a basic 3-bedroom house and has incredible volumes to exploit. Situated on a good-sized plot in a verdant valley surrounded by mountains and close to a myriad of mountain activities, this could be converted into beautiful chalet.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3790 € et 5190€ pour 2022

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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LOCAL TAXES

Taxe foncière: **1480 EUR**

NOTES

DESCRIPTION

The open timber frame structure of the saw mill is 15 metres long and 12 metres wide, the main part has 180m2 of living space with the same unused open space available in the attic. The side wing has 2 rooms of roughly 25m2 each.
As none of the walls are structural the space can be totally re-imagined with freedom to add services anywhere via the crawl space under the main floor. Gated entry with ample parking, 2 garages and a large flat garden

- Entrance hall - 23m²
- Bedroom 1 - 23m²
- Reception /utility room - 28.6m²
- Shower room with WC - 3.3m²
- Dining room - 28 m²
- Living room/Kitchen - 62m²
- Bathroom + WC – 5.6 m²
- Bedroom 2 - 15m²
- Bedroom 3 - 17m²
- Open garage - 26m²
- Garage and workshop – 40 m²

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