LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A35773MJ38 Price: 275 000 EUR

agency fees included: 4 % TTC to be paid by the buyer (264 423 EUR without fees)

For sale: Traditional Dauphiné-style 3-bedroom house with outbuildings, garden & land















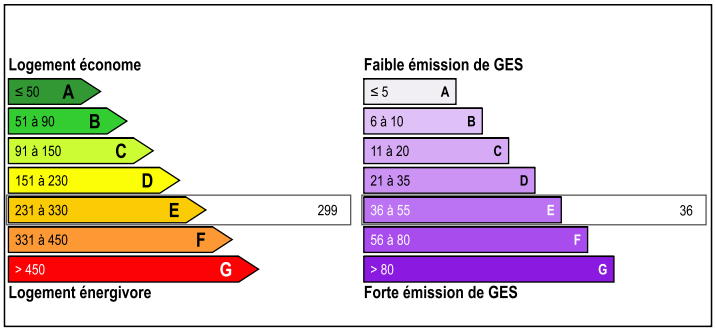
INFORMATION

Town:	Corbelin
Department:	Isère
Bed:	3
Bath:	1
Floor:	118 m2
Plot Size:	7130 m2

IN BRIEF

Bursting with rustic character and original features dating back to 1836, this rare property offers the perfect blend of charm and potential to create a bespoke residence or holiday home in a peaceful setting. All this, within easy reach of Chambéry, ideal for commuters or semi-rural living in a unique, fully enclosed & completely private park, not overlooked by neighbours. This beautiful Dauphiné-style property is a true opportunity.

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.

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NOTES

DESCRIPTION

Multiple possibilities include:

Move in and refresh with ease
Renovate and maximise potential by adding extra accommodations for long-term rental or short-stay (Airbnb) income
Build several homes for resale on the constructible land to recover investment

Property layout and features:

Basement:
Cellar, perfect for wine storage, etc

Ground Floor:
Enclosed glass veranda entrance
Formal entrance into the dining room featuring a beautiful large fireplace with insert & integrated heating distribution for that area
Separate living room
Separate fitted kitchen
Sapacious bathroom with shower, sink & space equipped for a washing machine & dryer
Separate WC

First Floor:
Landing leading to 3 bedrooms with scope for reconfiguration to include ensuite bathrooms

Outbuildings and development potential:

Separate studio with an open kitchen/dining, built-in closets, a niche for a double bed, bathroom with shower, sink & WC
Summer kitchen & dining area, with a bathroom equipped with a shower & WC, small lounge area & small mezzanine; ideal for BBQ gatherings or extra space for guests
Bright sunny workshop, ideal for a home enterprise, workshop or conversion as a separate apartment
Sitting above the workshop is additional space of approximately 80 m², ready for conversion
Garage, separate utility room, storage room, &