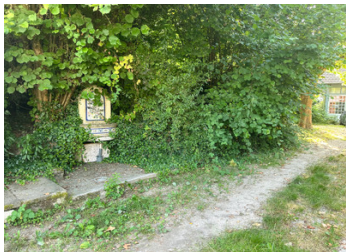


For sale: Traditional Dauphiné-style 3-bedroom house with outbuildings, garden & land



## INFORMATION

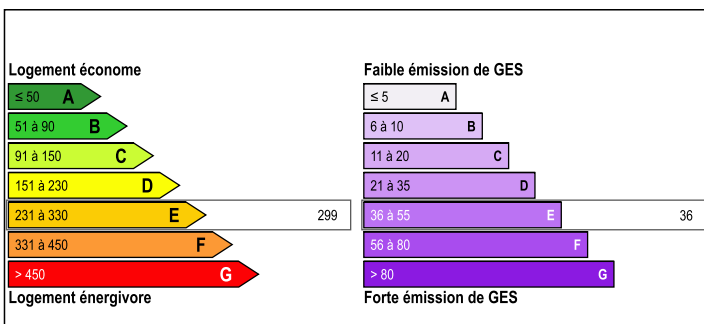
Town:	Corbelin
Department:	Isère
Bed:	3
Bath:	1
Floor:	118 m <sup>2</sup>
Plot Size:	7130 m <sup>2</sup>



## 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.



## 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

Spacious 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 m<sup>2</sup>, ready for conversion

Garage, separate utility room, storage room, &

## NOTES