LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A38522BSH73 Price: 216 000 EUR

agency fees to be paid by the seller

Fantastic 2-bedroom hamlet home. Stunning views. Great potential. Spacious garden.

EXCLUSIVE















INFORMATION

Town:	Saint-Alban-d'Hurtières
Department:	Savoie
Bed:	2
Bath:	1
Floor:	56 m2
Plot Size:	9866 m2

IN BRIEF

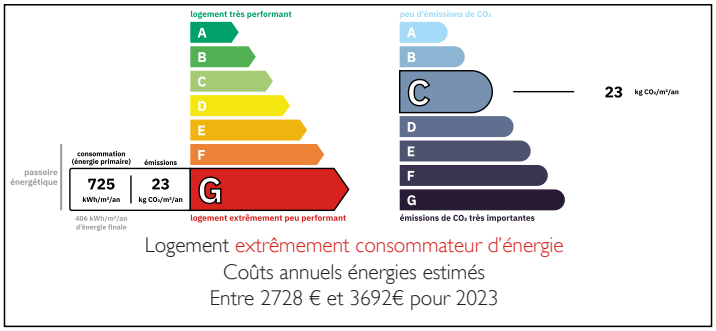
Charming Village Home with Stunning South-Facing Views

Located in a peaceful hamlet of Saint-Alban-des-Hurtières, this property boasts one of the best views in the area. With full southern exposure, the manageable garden and wooded plot enjoy sunshine all day—an ideal setting for nature lovers.

The house currently includes two bedrooms, a living room, and a kitchen, but with modest investment, it could easily be transformed into a four-bedroom home or include an independent apartment for guests or rental income.

With traditional stone walls and original rural features, the house is full of charm. A bit of renovation will turn it into a warm, characterful home.

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2728 € et 3692€ pour 2023

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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LOCAL TAXES

Taxe foncière:	**326 EUR**

NOTES

DESCRIPTION

Charming Village Home with Exceptional Potential
This characterful property currently comprises four main rooms, including two bedrooms located on the top floor, and a spacious kitchen and living room on the upper ground floor. A charming bathroom, complete with a traditional hip bath, and a separate WC complete the current habitable space.

On the lower ground floor, beneath the kitchen and living room, you'll find two generously sized cellar rooms—ideal for use as a laundry area, additional freezer space, or general household storage.

Access to the home is via a quaint stone staircase that leads into a small glazed veranda and through to the main entrance.

To the right of the house is a large, attached barn, formerly used for straw storage. Below the barn sits a garage and the remnants of a stable once used for wintering cattle. The barn structure is in excellent condition, with ideal south-west orientation—perfect for the future addition of bay windows. With its layout, it offers straightforward potential for internal access from the main house, and could be converted into additional living space or even a separate apartment.

The garage and former stable below also offer renovation potential and could be transformed into an independent flat or guest accommodation.

Renovation Opportunity with Solid Foundations
While the property is structurally sound and full of charm, prospective buyers should be ready to invest in some essential upgrades. The septic system requires renovation, and insulation improvements would be necessary for full-time comfort. However, with vision and renovation skills,...