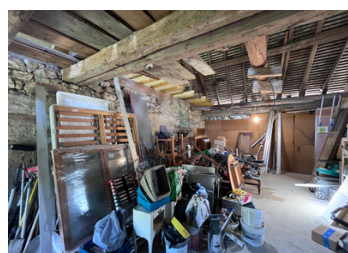
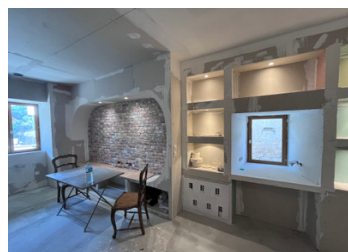


Partially renovated building project for sale in the Massif des Bauges, near Annecy with over 350m² to develop

EXCLUSIVE



ENERGY - DPE

DPE not required.

INFORMATION

Town:	Saint-François-de-Sales
Department:	Savoie
Bed:	1
Bath:	1
Floor:	200 m ²
Plot Size:	1100 m ²

IN BRIEF

Located in Saint François de Sales, in the heart of the stunning Parc Naturel Régional du Massif des Bauges, near Annecy. The building has a footprint of 200 m² with the potential of up to 350 m² total living space.

An exceptional renovation opportunity in one of the most beautiful protected areas of the French Alps. The project has been started and is partially renovated, with all main services already in place, offering multiple development options: a single-level 200 m² apartment, or a 350 m² house using the attic space, or two 150 m² two-storey houses, or a main house plus two duplex apartments.

Substantial preparatory work has been completed with an easy task to finish half of the building quickly. There is a large stock of wood fibre insulation included in the sale to finish the project. A...

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

Perfect for an investor, builder, or anyone seeking to create a spacious home or multiple units in a magnificent Alpine environment Directly between Annecy, Chambéry and Aix-les-Bains.

Work already completed

- Replacement doors and windows throughout
- New Electrics and plumbing
- Internal wall insulation and cladding in half the building
- Kitchen, living room fitted out, ready to finish
- Shower room, toilet and 1 bedroom to finish
- Attic level with shower room and toilet ready to divide into bedrooms

To do

- Underfloor heating in the existing house plus finishing
- 2 double height rooms, each of around 50m2 with walls consolidated and ready to convert
- 4 cellars at garden level to convert

Outside

- Terraced garden
- Ample parking for 5 or 6 cars

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

LOCAL TAXES

Taxe foncière:

150 EUR

NOTES