LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41803BSH73 Price: 499 000 EUR

agency fees to be paid by the seller

Large countryside property, with spectacular views. Quiet location. 5 Bedrooms. Double garage.















INFORMATION

Town:	Châteauneuf
Department:	Savoie
Bed:	5
Bath:	2
Floor:	172 m2
Plot Size:	0 m2

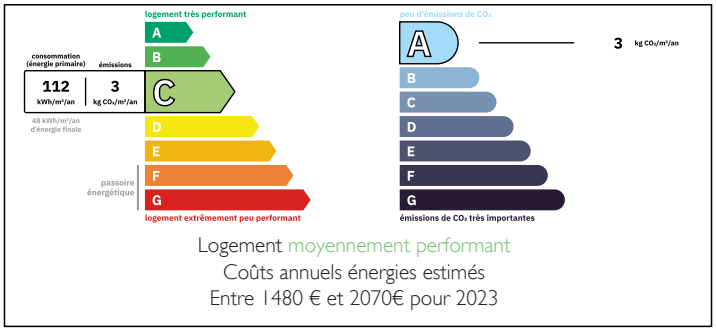
IN BRIEF

Set in a peaceful countryside location with open views and close to popular ski resorts, this impressive property offers a rare opportunity to acquire a substantial family home in the heart of the Savoie alpine landscape.

Positioned in an elevated setting and set back from a quiet rural road, the house enjoys uninterrupted views across the surrounding countryside and towards the snow-capped mountains. The beautifully maintained garden of 4,618 m² features a variety of fruit and ornamental trees.

The property benefits from several key features rarely found at this price point, including a large double garage, five bedrooms, generous open living areas, a central log fire and a recently installed heat pump. With a C-grade energy rating, exceptional for the region, the warmth and comfort of the home are immediately noticeable.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 1480 € et 2070€ 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:	**2023 EUR**

NOTES

DESCRIPTION

The property is accessed via a tarmacked driveway leading to a parking area for three vehicles and a double garage. From here, two stone staircases rise to the main entrance on the first floor. A secondary parking area and separate entrance at ground floor level are also available at the rear of the property, accessed via a small rural track separate to the main driveway.

On the lower level, in addition to the garage, there are two large rooms used for storage and housing the technical equipment for the heat exchange system. One of these rooms provides access to a small wine cellar, which benefits from a naturally stable temperature throughout the year.

An internal staircase connects the lower ground floor to the main living level. The spacious open-plan living and dining area is arranged over two levels and features a large log-burning fireplace, providing both warmth and a welcoming atmosphere. French doors lead directly from this space onto a stone terrace, allowing abundant natural light to flood the room throughout the day.

The kitchen is compact yet functional and benefits from an adjoining larder. Also located on this level is a double bedroom, along with a shower room and separate WC accessed from a small connecting corridor.

The upper floor offers four further bedrooms, two of which overlook the front lawn and valley beyond, while the remaining two are fitted with Velux windows. Bedroom sizes range from 10.2 m² to a generous 25 m². A bathroom and...