

Small 44m2 village house to completely renovate in a quiet hamlet of Sainte Reine in the massif des Bauges

EXCLUSIVE



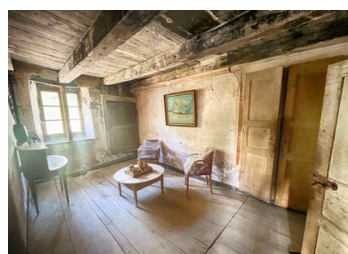
## INFORMATION

Town:	Sainte-Reine
Department:	Savoie
Bed:	1
Bath:	0
Floor:	44 m2
Plot Size:	20 m2

## IN BRIEF

A very rare opportunity to acquire a property in the massif des Bauges for an incredibly small price but if you miss this one, I have a second rare opportunity next door with electricity and water. This one is not remotely habitable but there's a lovely comfortable gite next door whilst you're renovating.

The connections for the electricity, water and mains sewage are outside. The floors are supported by 2 vaulted cellars underneath and need removing to pour a reinforced concrete slab. The cost of 5m3 of reinforced concrete is around €1500 so relatively cheap and not as difficult as it sounds. Major cracks on the inside of the walls but they've actually already been reinforced on the outside. Assuming you're not adverse to some serious DIY, it's a cheap opportunity to rebuild a small house...



## ENERGY - DPE

DPE not required.

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.



## NOTES

## DESCRIPTION

With the new floor you can re-imagine the space connecting up the newly installed services outside. Add new windows, insulation, wiring and plumbing, kitchen and Bathroom, plus a lick of paint and it's done. Add a staircase to the attic and you can convert the space to double the size of the property and make a wonderful home in the mountains.

Just enough space outside to park a car and have an outside eating area, so no garden maintenance to occupy your time. Instead enjoy the fabulous scenery of the massif des Bauges safe in the knowledge that you don't have to mow it.

The property is perfect to explore the Bauges national park which sits between Annecy, Aix-les-Bains, Chambéry and Albertville.

House 44m<sup>2</sup>

- Kitchen - 15m<sup>2</sup>
- Bedroom - 12m<sup>2</sup>
- Living room - 17m<sup>2</sup>
- Cellar - 50m<sup>2</sup>
- Attic - 44m<sup>2</sup>

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