LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A42827MAS73 Price: 170 000 EUR

agency fees to be paid by the seller

Barn in great condition and 2 adjoining houses to renovate, for sale in the magnificent massif des Bauges

EXCLUSIVE















ENERGY - DPE

DPE not required.

INFORMATION

Town:	Sainte-Reine
Department:	Savoie
Bed:	2
Bath:	0
Floor:	83 m2
Plot Size:	300 m2

IN BRIEF

Located in a peaceful hamlet of Sainte-Reine, with parking and a small, flat garden.

Beautifully appointed barn with a 31m² footprint and the possibility of converting three floors. In very good condition and easily convertible into a 90m² home. Two small adjoining houses of 44m² and 40m² respectively, requiring complete renovation. Together, they offer 84m² of living space with an additional 80m² possible in the attic. A total of 160m² and also including four cellars.

An opportunity to acquire three properties in the Bauges national park at a very attractive price. Create a family home with a rental gîte, or three separate rental gîtes, or whatever combination works for your project. See my other listings for full details of each house and the barn.
All 3 properties have mains services ready to connect.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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DESCRIPTION

House 40m²
- Kitchen - 12m²
- Bedroom - 12m²
- Living room - 16m²
- Cellar - 30m²
- Attic - 40m²

House 44m²
- Kitchen - 15m²
- Bedroom - 12m²
- Living room - 17m²
- Cellar - 50m²
- Attic - 44m²

Barn
- Garage / Ground floor - 31m²
- First Floor - 36m²
- Attic space - 30m²

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

NOTES

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