LEGGETT
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Ref: A46008MAS73 Price: 269 000 EUR

agency fees to be paid by the seller

Cosy & calm 2-Bed home for sale in Doucy-en-Bauges with mountain views, cool climate & 150m2 barn to convert















INFORMATION

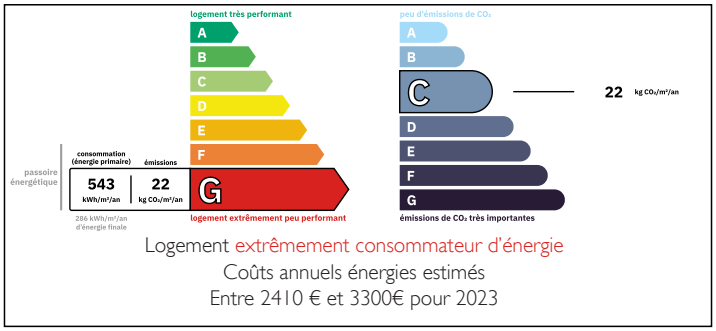
Town:	Doucy-en-Bauges
Department:	Savoie
Bed:	2
Bath:	1
Floor:	46 m2
Plot Size:	400 m2

IN BRIEF

Located on a quiet mountain road above Doucy-en-Bauges with an agreeable summer climate in the heart of the beautiful Bauges Regional Natural Park. This cosy two-bedroom house provides a perfect base to enjoy the mountains, whilst the barn is renovated to create a stunning main home with the potential of rental income in future for the existing 2 bed apartment. Alternatively, easily convert the open attic space of the existing housed to double it in size and create a second house in the barn

The existing house is cheap to heat in winter with the wood burning stove with was recently changed from the larger one which made the house too hot. Regardless of the laughable energy performance rating, unnecessarily penalised by being at higher than 800m altitude, the cooler mountain climate is a positive benefit in...

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2410 € et 3300€ 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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NOTES

DESCRIPTION

The real highlight of the property is the large attached barn, which offers outstanding development potential and can be transformed into an impressive 150 m² mountain paradise, featuring spacious living areas and a fully glazed wall with balcony perfectly positioned to take in the magnificent mountain scenery.

If you're looking for a ready-to-enjoy mountain retreat and an exciting renovation project, this property combines charm, space, and incredible potential in the magnificent massif des Bauges.

Ground floor
- Living room - 13m²
- Bedroom 1 - 10m²
- Bedroom 2 - 9m²
- Kitchen - 7.5m²
- Entrance - 3m²
- Shower room - 2.7m²
- WC

Garden level
- 2 cellars with conversion potential

Barn to convert
- Barn (entrance and upper level) - 68m²
- Stable - 38m²
- Second floor of the house - 52m²

Total - 158m²

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

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