LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A46550MAS73 Price: 785 000 EUR

agency fees to be paid by the seller

Two beautifully renovated houses for sale in the heart of Bellecombe-en-Bauges just 17km from lake Annecy















INFORMATION

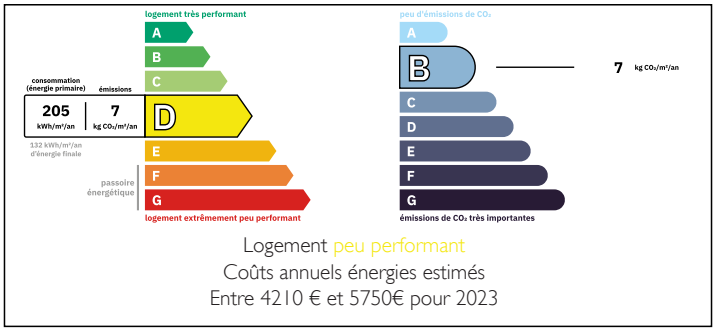
Town:	Bellecombe-en-Bauges
Department:	Savoie
Bed:	6
Bath:	4
Floor:	255 m2
Plot Size:	400 m2

IN BRIEF

Located in the much sought-after village of Bellecombe in the massif des Bauges national park, this is the second time I've had these 2 houses for sale. The first time it was a total renovation project, which after several years of meticulous and dedicated renovation by the owners is now 2 modern homes with lots of character and original features. The first house is a spacious 4 double bedroom family home, whilst the second is a 2-bedroom gite with en-suite shower rooms, sleeping up to 8 with comfortable living space, a separate entrance via the covered parking plus a gym with sauna and shower

The property is near the junior school and a short walk to the excellent La Halte restaurant/ bar and boulangerie. Plentiful mountain walking on the doorstep and a short hop over the Col de...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 4210 € et 5750€ 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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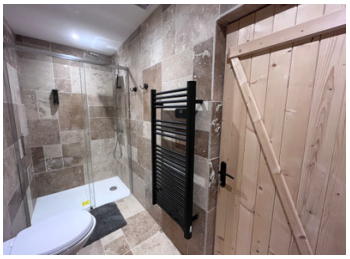
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NOTES

DESCRIPTION

The Bauges is a mountain paradise, which is very popular and attracts French and international visitors which for the 2-bedroom gite, gives a projected annual income of 25,000€. The property is sold as a whole and is a great family home with gite income and/or extended family accommodation or two profitable gites.

Main house:
Ground floor
- Kitchen - 22m2 with range cooker and dining area
- Utility room – 6.5 m2
- Living room - 26m2 with access to the terrace and garden.
- Hallway - 7m2
- Shower room with WC – 4.5m2

First floor
- Bedroom 1 - 12m2 with east facing balcony
- Bedroom 2 - 10m2
- Bedroom 3 - 15m2 with west facing balcony
- Bedroom 4 - 14m2
- Bathroom with WC - 4m2

Total 125m2 Habitable

Lower ground floor
- Garage
- Cellar

Gite:
Ground floor
- Entrance hallway: 3.5m2
- Living room - 22m2 with wood burning stove and access to the garden
- Kitchen Diner - 22m2 with west facing balcony

First floor
- Bedroom 1 - 19m2 with double bed, 2 bunks and west facing balcony
- Shower room en-suite with WC – 4.5m2
- Bedroom 2 - 20m2 with double bed, 2 bunks and east facing balcony
- Shower room en-suite with WC – 4m2

Lower ground floor