

17th Century Chateau de Fortis located at the foothills of the Alps, enjoy the beautiful lakes & mountains only 50 minutes from Genève.

**EXCLUSIVE**



## INFORMATION

Town:	Serrières-en-Chautagne
Department:	Savoie
Bed:	11
Bath:	5
Floor:	2300 m2
Plot Size:	25730 m2

## IN BRIEF

Chateau de Fortis is located in the village of Serrieres-en-Chautagne, overlooking the Rhone valley, near the beautiful Lac du Bourget. Ideally located just 50 minutes drive away from Genève. Investors this is a wonderful opportunity to create multiple homes with permission already granted for change of use. There are several out buildings with newly drawn up plans to create beautiful family size duplex homes. This entire estate has massive potential and can be developed into many new homes and apartments. Be aware you will need a second budget to perform these renovations.

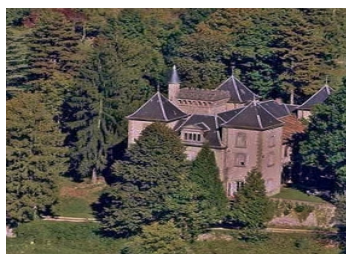
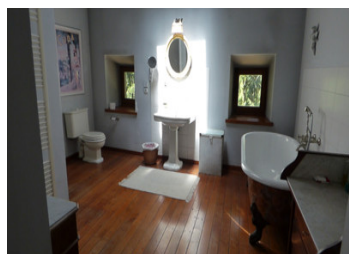


## ENERGY - DPE

DPE in progress.

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.



## DESCRIPTION

The Chateau has several outbuildings including a large detached building which the vendors have already had professional architect plans drawn to convert into apartment/ duplexes. This in itself is a very exciting project. There is a 4-bedroom caretaker's house which has massive caves with original old bread oven and storage spaces. The Chateau has fantastic development potential despite needing all new modern sanitation, heating and roofing work to be completed. The Chateau and grounds cover 2.7 hectares and is enclosed by the original stone wall and wrought iron gates, there is a separate paddock for horses plus stable measuring 60 M<sup>2</sup>.

Internally : 2300 M<sup>2</sup> (approx. all inclusive). Ground floor: Side entrance into one of two kitchens this area has a beautiful original AGA and stone inscription over the massive archway leading through into the second kitchen and food preparation areas. At the rear there is a scullery and large laundry room. In the second newer kitchen look up and admire the vaulted domed ceiling with its beautiful painted "trompe l'oeil". There is a wonderful orangerie leading off from the kitchen looking out to the gardens with all original metal and glass windows and many stone features from the build period. Large living room with a beautiful fireplace, door into games room with pool table and another door leading into TV room and bathroom. Basement used to be the laundry room in by gone days, now it is home to the wine and boiler...

## LOCAL TAXES

**Taxe foncière:** 4000 EUR

**Taxe habitation:** EUR

## NOTES