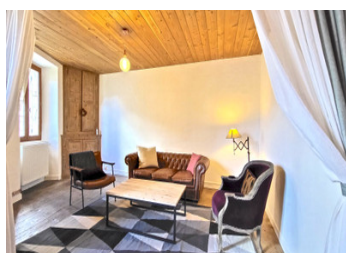


Fantastic Country house fully renovated with large garden, barn and outbuildings. Ecrins National Park.

EXCLUSIVE



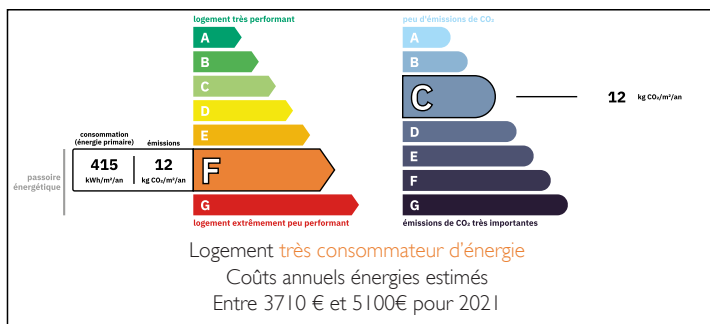
INFORMATION

Town:	Entraigues
Department:	Isère
Bed:	3
Bath:	2
Floor:	200 m2
Plot Size:	1143 m2

IN BRIEF

This amazing property is nestled in the hamlet near the village of Entraigues in the Ecrins National Park. The property is set on approximately 1000m2 of land and consist of three separate parts. The main house has 200m2 living space and has been completely renovated. The large barn and outbuildings when renovated could add another 450m2 of habitable space to the property. The barn is built over two levels, the ground floor level being of traditional vaulted 'Tulip' construction. There is also an outhouse that used to serve as stable for the animals and attached to this there is a traditional wood fired bread oven. This part of the property serves perfectly as an outdoor reception area for party's family gatherings or events.

ENERGY - DPE



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 main house comprises on the ground floor, a spacious kitchen dining area, a sitting room / reception room with wood-burner, a laundry room and a bathroom with shower and WC and a double bedroom.

On the first floor there are two very spacious bedrooms leading off the main corridor one of which has kept all the traditional features of this amazing property with wooden beamed ceiling and original floorboards. There is also a large bathroom with traditional bath and shower.

As the property is located in the national park it has to conform to very strict standards so in the basement of the property a completely new septique tank drainage system has been installed as well as an advanced wood pellet fuelled central heating system. There is modern double glazing throughout and the renovation has been carried out with taste and to a high standard.

Effectively the main house is semi-detached, the other part of the property being the huge barn with the vaulted basement. The photographs accurately show the scale and potential of this part of the property. It could either be converted to more accommodation or could function as a venue for events, conferences, or training activities. As the property is not too far away from the larger towns and cities it would make a fantastic wedding venue or corporate training centre. The spacious outhouse with enclosed garden area would also make the perfect reception area for celebrations and events.

The...

LOCAL TAXES

Taxe foncière: 650 EUR

Taxe habitation: EUR

NOTES