

Warm welcoming 5 bed home with a habitable summer house and 2 floor garage to convert for sale at Lescheraines



## INFORMATION

Town:	Lescheraines
Department:	Savoie
Bed:	5
Bath:	2
Floor:	194 m2
Plot Size:	1600 m2

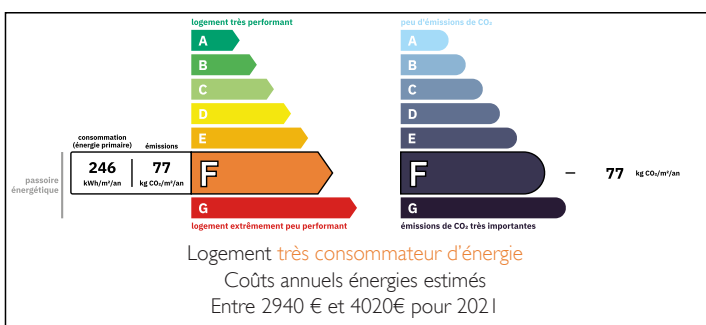
## IN BRIEF

Located in the heart of the massif des Bauges at Lescheraines on a quiet and peaceful impasse, this south facing stone farmhouse is perfect for a large family walking distance to all the artisanal shops and restaurants plus the superb leisure lakes complex. Just 25 km from Annecy and Chambéry, the property is ideal to explore the protected naturel park, with its 3 family ski areas plus all the beautiful Savoyard towns, lakes and mountains.

The addition of a beautiful rustic summer house, complete with kitchen, dining / living room, pizza oven, wine cellar plus a sleeping area on the mezzanine, makes this the perfect property for entertaining and relaxing year-round.

If you need more space there is a 3rd building with a double garage, workshop and an office totalling 72m2, plus an insulated 2nd floor with another 50m2...

## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

### Ground floor

- Living room - 16m<sup>2</sup> with potential to connect to the summer house
- Dining Kitchen - 20m<sup>2</sup>
- Entrance hall - 14m<sup>2</sup> with revealed stonework and oak staircase
- Laundry / utility room - 14m<sup>2</sup> with kitchen facilities
- WC tastefully renovated with a wall hung toilet
- Garage and boiler room - 30m<sup>2</sup>

### First Floor

- Office / 5th bedroom - 18m<sup>2</sup> with mountain views
- Bedroom 1 + Mezzanine - 14m<sup>2</sup> and access to a large open attic space
- Bathroom - 5.5m<sup>2</sup>
- Bedroom 2 - 13m<sup>2</sup>
- WC, renovated with wall hung toilet
- Bedroom 3 - 12.5m<sup>2</sup>
- Bedroom 4 - 16m<sup>2</sup> with south facing balcony
- Wet room - 2.5m<sup>2</sup> with shower, sink and automatic lighting

### Outside

- Rustic Summer house - 40m<sup>2</sup> with a fully equipped open plan kitchen / living room, mezzanine sleeping platform, pizza oven and a nicely chilled secret cellar

Garage block with the potential to be converted into a 100m<sup>2</sup> apartment

- Double Garage – 40m<sup>2</sup> with stairs to the 1st floor
- Workshop – 12m<sup>2</sup>
- Office – 20m<sup>2</sup>
- 1st Floor – 50m<sup>2</sup>

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