

3-bedroomed village house for sale with large garage, workshop and terrace area (3 Valleys)



INFORMATION

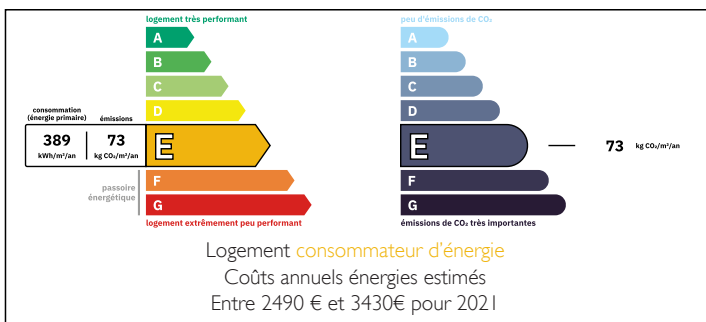
Town:	Saint-Martin-de-Belleville
Department:	Savoie
Bed:	3
Bath:	2
Floor:	120 m2
Plot Size:	0 m2

IN BRIEF

This charming house in the village of Praranger offers a huge amount of useable space for the money. In addition to the house set over 3 floors, there is a vast workshop area, which could potentially be transformed into habitable space, plus a large garage with outdoor space on top of it that could be exploited for a decked garden area and a cellar.



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

To access the property, you park initially in the large, covered garage, sufficiently large for up to 4 cars. Upon exiting the garage, you then pass the property's clean and sizeable cellar access door, then climb one flight of stairs to bring you to the front door.

Entering the property, you come into the first reception room with open fireplace that doubles as a dining space and kitchen. Just behind this space there is the living room with its charming vaulted ceiling and plenty of seating.

Off this area you have the technical room and a downstairs bathroom/laundry room at the back of the property.

Going back through the reception room to the staircase, you can then ascend to the first floor which houses a smaller, single/bunk room, the family bathroom, and the double bedroom with the raised bed. This room leads out onto the south-facing balcony that you can see on the front of the house.

The top floor of the property is made up of the double bedroom and en-suite bathroom that sit within the eaves of the property. This is a light and sunny spot thanks to the large velux window in the roof and the additional window out to the west.

In addition to the habitable space provided across these 3 floors, the property comes with a great deal of dependencies.

The largest of these sits above the vaulted living room space and is currently used as a workshop. With a footprint of around 55sqm, and...

LOCAL TAXES

Taxe habitation: EUR

NOTES