

Beautifully renovated stone house, panoramic views, large garden. Ski resorts in 30 mins. Gite/business/house.



## INFORMATION

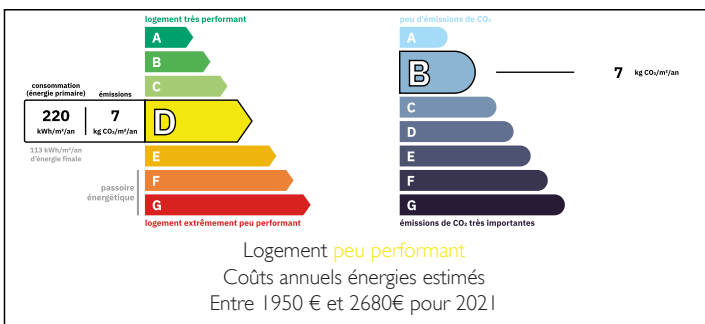
Town:	Saint-Pierre-de-Belleville
Department:	Savoie
Bed:	4
Bath:	3
Floor:	143 m2
Plot Size:	3000 m2

## IN BRIEF

This beautifully renovated property sits in 3000m2 of fenced garden, with automatic gates at the entrance. The building has 4 levels for a total of 306m2, including the cellars, a 74m2 workshop on the ground floor and then via a separate access, a first floor with 2 glorious en-suite bedrooms (23m2 and 16m2) and a third double bedroom (9m2) looking out across the rear of the property. The 2nd floor consists of a large living room and kitchen dining area with a further bedroom (11m2) and bathroom.

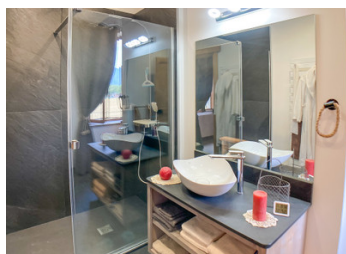
Throughout the house you will be impressed by the attention to detail. The renovation works were carried out by a renowned carpenter who has perfectly finished the rooms. The 2nd floor sits under the roof where you will find traditional exposed beams, aesthetics and lighting to give a very comfortable and...

## 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 foncière: 757 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

With historic interest, this property remains a prominent feature within the village. Its roots as the main office for the local industry can still be identified. The upper two floors have been completely renovated to a high standard of finish while the ground floors has been preserved as preserved a work shop. The high ceilings in this workshop (3m20), will in the future serve either for continued use as a business area, or with an easy conversion become a stunning open kitchen, with views across the meadows and a huge log fire which already heats the heavily insulated property. Within the current renovation, works have been executed to allow for different usage options in the future. Either currently as it is, or divided into two separate units with a top floor self contained apartment, and on the two lower levels a large and open 3 bedroom house. Its distribution also would make it a perfect business opportunity to be run as a luxury gite or chambre d'hôte with a lovely central dining area.

The use of high quality materials is evident throughout the property, from wood joinery to plumbing finishes. Large showers, a roll top bath... even Japanese toilettes add to the comfort and elegance.

Energy efficiency was a crucial focus to the current owner. The large 19kw log fire on the ground floor and 2nd floor feature log fire provide the majority of the heating needed for the property. With significant modern insulation techniques in...