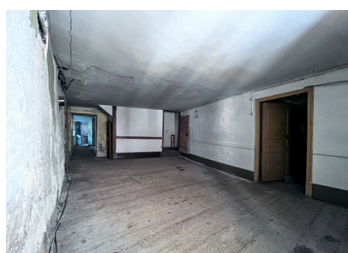
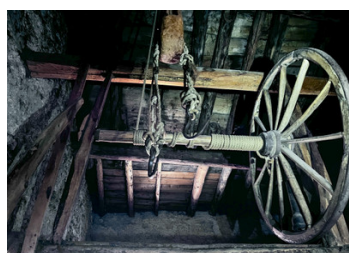
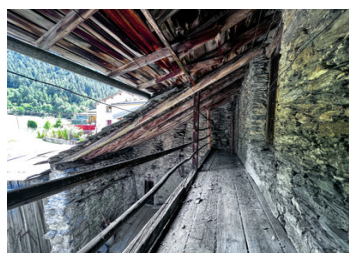


BRAMANS - Huge potential for this village house, stables, barn and loft renovation project

EXCLUSIVE



ENERGY - DPE

DPE not required.

## INFORMATION

Town:	Val-Cenis
Department:	Savoie
Bed:	0
Bath:	0
Floor:	308 m2
Plot Size:	292 m2

## IN BRIEF

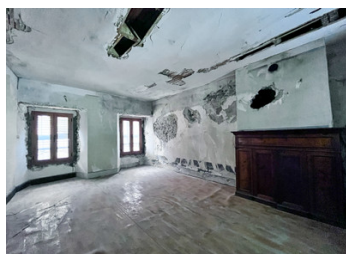
Semi-detached village house, stables, barn and attic to renovate situated in Bramans, Savoie, featuring:

- 5 cellars for a total surface of 62,49 m<sup>2</sup>,
- 3 rooms and the stables on the ground floor (145 m<sup>2</sup>),
- 3 rooms and the barn with south facing balcony on the first floor (163 m<sup>2</sup>),
- The loft with huge potential for development given the floor space (154 m<sup>2</sup>) and height (from 109 to 415 cm).
- Outbuildings (a covered shelter, chicken coop, wooded room) 49 m<sup>2</sup>,
- A 292 m<sup>2</sup> south facing plot behind the house.

The structure is in good shape, and the house presents a range of renovation possibilities ; whether it's about creating a large, open space high-ceilinged home, dividing it into 2 or 3 apartments, adding an indoor swimming pool or spa... this beautiful space is

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: 299 EUR

Taxe habitation: EUR

## NOTES

## DESCRIPTION

This building to be completely renovated (including the roof) once housed a family-owned agricultural farm, with living area. It is located in the centre of the village, 2 minutes walk from the town hall, in a quiet street. On the main facade (facing north), there are 4 doors:

- on the far left and down a few steps, the door gives direct access to one of the 5 cellars of this property,
- next left is an exquisite wooden door which gives access to the living area,
- a double door giving access to the stables,
- then a few steps leading up to another double door giving access to the barn.

Inside, everything is connected, with doors between the living areas and the stable or barn depending on the floor. In all, you can count:

- 5 cellars with a total area of 62.49 m<sup>2</sup>,
- 3 rooms + the stables on the ground floor (145 m<sup>2</sup>),
- 3 rooms + the barn with south-facing balcony on the first floor (163 m<sup>2</sup>),
- The attic with great development potential given the floor space (154 m<sup>2</sup>) and the height (from 109 to 415 cm),
- Outbuildings (covered shelter, chicken coop, wooded room) 49 m<sup>2</sup>,
- A 292 m<sup>2</sup> south facing plot behind the house.

The building is connected to mains electricity, water and drainage. The windows have been replaced with triple glazing, and the possibility of opening additional windows on the south facade of the house has already been confirmed, as well as 5 windows in...