

Ancient village property to renovate nestled in the magnificent massif des Bauges, heaven in the French Alps

EXCLUSIVE



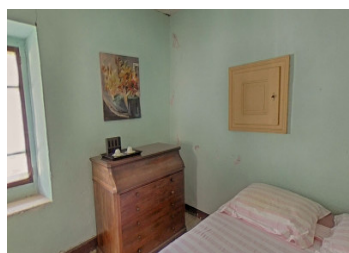
## INFORMATION

Town:	Sainte-Reine
Department:	Savoie
Bed:	2
Bath:	0
Floor:	83 m2
Plot Size:	145 m2

## IN BRIEF

Ostensibly habitable as long as you don't need the bathroom urgently, this is a great opportunity to unite two small 40m2 village houses which have been sitting back-to-back ignoring each other for the last 100+ years.

Plenty of potential to start with 80m2 on 1 floor and then develop the cellars at ground level for the rear south facing garden and/or convert the loft space to give roughly 160m2 habitable



## ENERGY - DPE

DPE not required.

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 work required is fairly fundamental but surprisingly cheap especially if you're a keen DIYer? Replace the wooden floor in the first house, put in a concrete floor in the 2nd house and repair the lovely vaulted ceilings in the cellar.

New windows all round, insulation, electrics, plumbing / heating connect it up to the mains sewage in the road outside. Not very difficult but budget for around 100k€ for a lovely modern village home with the traditional character of the Bauges national park

Totally flexible to make 1 big house or 2 houses for a good holiday letting income.

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

## LOCAL TAXES

**Taxe foncière: 29 EUR**

**Taxe habitation: EUR**

## NOTES