

Traditional Stone property with stunning panoramic views with huge potential for further conversion.

EXCLUSIVE



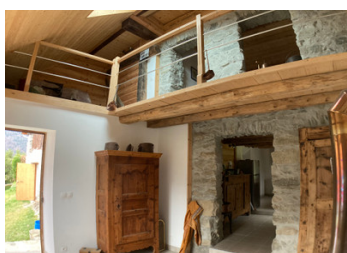
## INFORMATION

Town:	Saint-Étienne-de-Cuines
Department:	Savoie
Bed:	2
Bath:	1
Floor:	91 m2
Plot Size:	909 m2

## IN BRIEF

Quiet hamlet property, nestled above Saint Etienne de Cuines with fantastic views and huge potential for renovation.

Requires a few basic works to complete the first phase of renovations, which have been delivered to a high standard with exposure of traditional farmhouse features.



## 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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

A really exciting opportunity to own a large alpine property, with fantastic views and huge potential for further conversion.

The sale includes 2 main buildings and an historic village grain drying cabin.

The main building has been lovingly restored incorporating original features and traditional materials. A really warm and cosy atmosphere in the making.

The current renovation project had an objective of creating 2 large apartments with 1 within its final stages. This includes 2 bedrooms, WC, Shower, Kitchen/diner, salon and mezzanine.

The second apartment which is in its early stages would be within the roof spaces and provide an incredible view across the valley and capture the sun all day long. The space is really open and vast and will provide a fantastic opportunity for imagination and design incorporating the original stone and farmhouse beams.

The first apartment also profits from a wonderful vaulted cellar and utilities room in the making.

The main house has access to the communal mains drains and with a small amount of work can be connected which is a fantastic advantage for a property like this in a remote location. All is in place for installation of heating and mains services.

There is also a second building currently used as a workshop and storage, this in the future has plenty of potential for another property or gite or remaining as it is.

There is off road parking and the small road running to the front of the property is very calm. The views are out...