

Atypical barn and apartment for sale with planning permission for a 3-bed home, 116m² in the Massif des Bauges



INFORMATION

Town:	Aillon-le-Vieux
Department:	Savoie
Bed:	2
Bath:	1
Floor:	100 m ²
Plot Size:	1000 m ²

IN BRIEF

Located on a quiet back road of Aillon-le-Vieux with mountain views of the Aillon-Margeriaz 1400 ski resort across the valley. The unusual barn, accessed from road level has over 150m² surface area to develop starting with a lower 44m² entrance area and a 110m² L-shaped living area on a split level. Fabulous roof timber detail will make a feature ceiling with another 100m² available with the easy addition of a second floor.

On the lower level is a 100m² two-bedroom apartment with a south facing terrace, a 40m² garage and at garden level two 30m² vaulted cellars plus a another 23m² room to develop.

Sold complete with planning permission for a 3-bed home with a new roof-line for part of the barn, plus the required surveys and agreed plans for the septic tank. In future the property can be...



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

Apartment

- Kitchen – 22m2
- Living room – 19m2 with fireplace
- Bed 1 – 13.5m2
- Bed 2 – 22.5m2
- Shower room & toilet – 7m2
- Garage - 40m2

Barn

- Road entry level – 44m2
- Main floor – 78m2
- Side floor – 31m2
- 153m2 floor area with 250m2 possible on 2 floors.

Lower garden level

- Cellar 1 – 30m2 with stone vaulted ceiling and potential for windows
- Cellar 2 – 30m2 with stone vaulted ceiling
- Cellar 3 - 23m2 with existing windows

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

NOTES