

Three apartments 282m2 and 336m2 workshop to develop into 5 new properties, for sale in Bellecombe-en-Bauges

EXCLUSIVE



INFORMATION

Town:	Bellecombe-en-Bauges
Department:	Savoie
Bed:	7
Bath:	4
Floor:	618 m2
Plot Size:	2560 m2

IN BRIEF

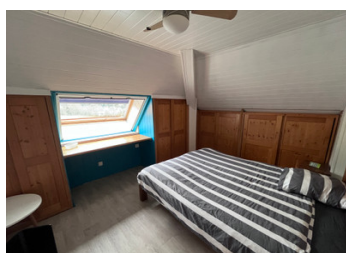
Superb investment project in Bellecombe-en-Bauges with 3 existing apartments and a large building which can be converted into 5 new 3 bed duplex apartments, each roughly 100m2 habitable with a resale value of roughly 350.000€ each at the current market price Total resale value with the 3 existing apartments refreshed is around 2.5M€

Apartment 1 has 4 bedrooms and 133m2 habitable space

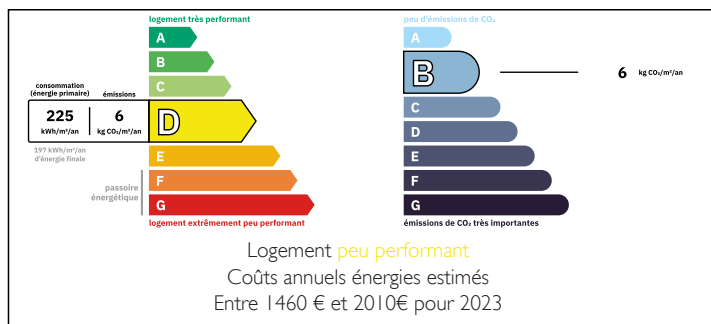
Apartment 2 has 2 bedrooms and 95m2 habitable with an existing rental agreement in place

Apartment 3 has 1 bedroom and 54m2 habitable
The property has 158m2 of garages and cellars plus ample parking for the project.

Planning permission will be required for the new apartments for change of use of the workshop which has the same constructible zoning as the existing apartments



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.



DESCRIPTION

Apartment 1 – 133m² habitable

- Living room - 50m²
- Kitchen - 13m²
- WC - 1.1 m²
- Shower room - 3m²
- Bathroom - 8m²
- WC - 1.5m²
- Bedroom 1 - 13m²
- Bedroom 2- 10m²
- Bedroom 3 - 7.5m²
- Bedroom 4 - 7.5m²
- Cellar 1 - 16m²
- Cellar 2- 24m²
- Garage - 42m²

Apartment 2 - 95m² habitable (Rental contract 9,000€ per year)

- Living room/kitchen - 35m²
- Bathroom Shower - 5.7m²
- WC - 1.7m²
- Bedroom 1 - 14m²
- Office - 5.9m²
- Bedroom 2- 11.5m²
- Entrance - 19 m²
- Garage - 36m²
- Cellar 1 - 19m²
- Cellar 2- 21m²

LOCAL TAXES

Taxe habitation: EUR

NOTES

Apartment 3 – 54m² T2

- Living room/kitchen - 23m²
- Lounge - 12m²
- Bedroom - 8.4m²
- Bathroom – 5.7m²
- WC = 1m²
- Mezzanine - 4m² above 1.8m ceiling height
- Attic to convert

Workshop – 500 m² usable space

- Office - 14m²
- Entrance – 19 m²
- Workshop 1 – 98 m²
- Workshop 2 – 205 m²
- First floor – 165 m² above 1.8m ceiling height