

Small log cabin with a big mountain view for sale with planning permission for an 80m2 chalet in Le Châtelard

EXCLUSIVE



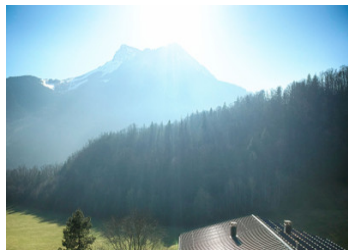
## INFORMATION

Town:	Le Châtelard
Department:	Savoie
Bed:	1
Bath:	0
Floor:	80 m2
Plot Size:	800 m2

## IN BRIEF

Situated walking distance to the centre of Le Châtelard, in the glorious massif des Bauges, this 20m2 footprint, 1 bed, log cabin is perched on a terraced plot, nestled on the edge of the forest with far reaching mountain views down the valley

The chalet is sold with architects plans and planning permission to extend along the terrace to make an 80m2 property The basic insulated shell can be built for a very reasonable 70,000€ with quotes in place for the masonry, timber framing and roof. The final build cost will depend on internal specifications.



## 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 property already has an existing electricity supply and mains water. Potentially it can be connected to the mains sewage in the road below subject to a full study. Otherwise, it will require a septic tank at a cost of about 10,000€

Le Châtelard is a picturesque village nestled in the heart of the Massif des Bauges, a regional natural park in the Savoie department of southeastern France. Surrounded by dramatic alpine landscapes, forests, and pristine pastures, it serves as a tranquil base for exploring the Bauges mountains. The village is known for its traditional Savoyard architecture and its strong connection to pastoral life, including cheese-making, especially the celebrated Tome des Bauges. Outdoor enthusiasts are drawn to Le Châtelard for hiking, cycling, and snowshoeing, while its peaceful setting offers a serene escape into nature.

### Access

30km to Annecy town and the beautiful lake

72km to Geneva airport

25 km south of Aix-les-Bains, a major spa town on the shores of Lake Bourget

35 km west of Albertville, known for hosting the 1992 Winter Olympics

40 km north of Chambéry, the departmental capital of Savoie

95 km east of Lyon, a major city and transportation hub

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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 habitation: EUR

## NOTES