

Detached 3 bed house to refresh and an easy barn to convert in a quiet location for sale at Ecole-en-Bauges

EXCLUSIVE



## INFORMATION

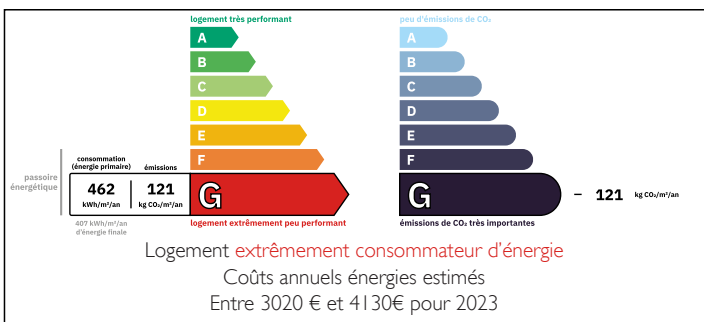
Town:	École
Department:	Savoie
Bed:	2
Bath:	1
Floor:	80 m2
Plot Size:	500 m2

## IN BRIEF

A lovely opportunity to acquire a charming small detached house with adjoining barn, located in a quiet hamlet near the village of Ecole in the stunning Massif des Bauges regional park in the heart of the French Alps.

The property consists of a 2-bedroom house in sound structural condition, requiring modernisation, and an easily convertible barn which has been rebuilt in modern concrete block with new floor joists, complete with a third insulated bedroom. Great potential to easily extend into the barn to create a spacious mountain home

## 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

Set in a peaceful hamlet, this property offers beautiful mountain views, excellent hiking and skiing nearby, and the chance to create your ideal home in one of France's most scenic and preserved regional parks.

### House

- Kitchen - 15m<sup>2</sup> with electric roller shutter
- Shower room - 4m<sup>2</sup>
- Laundry Room - 2m<sup>2</sup>
- Utility room - 7.6m<sup>2</sup> with oil fuelled central heating boiler
- Living room / bedroom - 16m<sup>2</sup> with balcony
- Bedroom - 18m<sup>2</sup> with electric roller shutter

Barn – rebuilt in concrete blocks with water and electricity connections

- Barn entrance - 28m<sup>2</sup>
- Rebuilt cow byre - 28m<sup>2</sup>
- Insulated Guest Room - 15m<sup>2</sup> with sink
- Barn 1st floor - 43m<sup>2</sup> on recent floor joists and planking

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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: 200 EUR

Taxe habitation: EUR

## NOTES