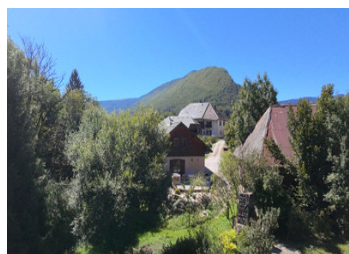
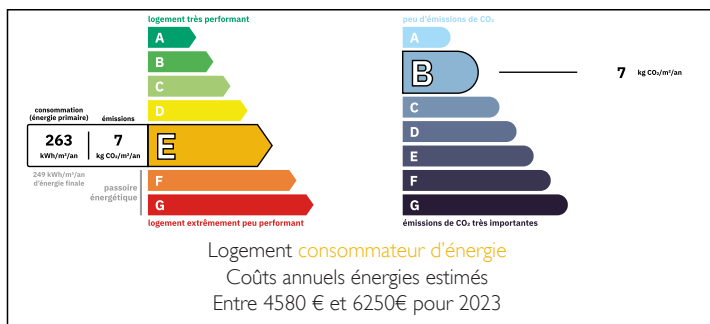


A lovely spacious family home for sale in La-Motte-Bauges, very welcoming and full of pleasant surprises

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	La Motte-en-Bauges
Department:	Savoie
Bed:	4
Bath:	2
Floor:	254 m2
Plot Size:	1800 m2

IN BRIEF

Located in the heart of the massif des Bauges national park between Annecy and Chambéry, the converted farmhouse is conveniently situated 2km from Le Chatelard and 2.5km from Lescheraines, with all the local amenities available within a few minutes. Saint Jorioz on lake Annecy is only 21km away.

The property is accessed via a gated entrance which upon arrival, reveals a very private mature garden with a large detached garage and in the lower garden, next to the mountain stream you'll be surprised to find trout farming pens which could make a great water feature

With 4 spacious bedrooms in the main house there's plenty of accommodation with a modern shower room and a fabulous avocado bathroom decorated with handmade tiles by the celebrated French ceramicist Roger Capron. How such works of art, ended up in the Bauges is a...

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 foncière: 2016 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

Through an innocuous door in the kitchen, you find yourself in a glorious vaulted wine cellar. Via another door in the office on the landing, you discover a 55m² games room and dormitory hidden away.

Downstairs through another door you find a large utility room which leads to boiler room equipped with a state-of-the-art wood pellet boiler, which heats the house for roughly half the price of the estimated heating costs on the EPC report.

A nice surprise, as is equally the newly installed super-fast fibre broadband ideal for working from home. Finally, there is a hidden staircase leading to a large store room to develop.

Ground Floor

- Kitchen – 15m²
- Wine Cellar – 20m²
- Cellar 2 – 21m² with recent pressure direct hot water tank
- Living/Dining Room – 43m² with wood-burning stove
- Living Room – 21m²
- Laundry Room/WC – 18m²
- Boiler Room – 24m² with Ökofen pellet boiler and automatic silo
- Storage Room – 60m² hidden on a half floor

First Floor

- Office Area – 9m²
- Games Room/Dormitory – 55m²
- Shower room – 4m²
- WC
- Bathroom – 6m² with tiles by Roger Capron, renowned ceramicist
- Bedroom 1 – 17m²
- Bedroom 2 – 18m²
- Bedroom 3 – 14m²
- Bedroom 4 – 16m²

Outside

- Large private garden with mountain stream and trout pens
- Double garage – 43m²